



## Development Review Division

Community Development Department: *Town Hall / 20120 East Mainstreet Parker, CO 80138* Phone: 303.841.2332 Fax: 303.841.3223

### MEMORANDUM

**TO:**

**FROM:** Stacey Nerger, Senior Planner

**DATE:** September 16, 2024

**SUBJECT:** Crown Point Filing No. 1 Amendment 30 Lot 1– Site Plan  
Review Comments 02

Listed below are the Planning Division’s comments related to your land use application, which must be responded to. If you wish to discuss a comment, please contact your Case Planner. Upon resubmittal, please sign and return this memo. A follow-up meeting with the reviewing agencies can be scheduled to provide additional guidance by contacting the Case Planner.

**TOWN OF PARKER PLANNING DEPARTMENT CASE PLANNER:** Stacey Nerger

**EMAIL:** [snerger@parkeronline.org](mailto:snerger@parkeronline.org)

**PHONE:** 303.805.3199

#### GENERAL PROJECT COMMENTS:

1. The Planning Division references certain sections of the Parker 2035 Master Plan, the Land Development Ordinance (LDO) and the Development Design Standards. Copies of these documents are available at:  
[Parker 2035 Master Plan](#)  
[Development Design Standards](#)  
[Land Development Ordinance](#)
2. The Planning Division has made every effort to make this comment letter as comprehensive as possible. However, additional comments that have not been provided as part of this comment letter may be identified as part of future submittals, based on revisions to the project.
3. Please contact the referral agencies if you have questions regarding their review comment(s).
4. A redlined plan is included with this memorandum and is intended to supplement and clarify the review comments of this memorandum.
5. Final Plans submitted to the Building Department, Engineering Department and Parker Water and Sanitation District **must be exactly the same as the approved Site Plan set.**
6. The Town of Parker has implemented a naming convention for all applications. For all future documents that are uploaded to TRAKIT please ensure the submittal round is first, the name of the document is second and the name of the project is third. Staff will not refer the application out with this naming convention.  
Example: “03” or “Third Submittal”

- 7. **Prairie Dog Management:** The Town’s current land development ordinance section 13.10.250 - Prairie Dog Management requires applicants/developers to make a good faith effort to have any prairie dogs on site relocated. Documentation of this effort will be a condition of the land use application approval/site development and a certificate of compliance will be required prior to issuance of the grading permit. If relocation of the prairie dogs is not available, humane extermination may be considered. Prairie Dog management should begin as early as possible during the review process. Please coordinate with staff.
  
- 8. **Utility transformers:** Pursuant to section 13.10.090- Utilities of the Town of Parker Land Development Ordinance all on-site utilities serving a single use shall be placed underground. On-site utilities for the provision of service to nonresidential use(s) such as pedestals, transformers or other equipment may be placed above ground in a rear-yard or side-yard utility easement only. Transformers and other utility equipment associated with the application shall be shown on the approved Site Plan. Please work with staff to determine the correct placement for this equipment.

**General Comments**

**1. Please reference the redlines for additional comments/clarification.**

Comment Addressed:  Yes  No

Response:

**2. Pursuant to the Crown Point Planned Development Guide the following setbacks are required:**

- a. Crown Crest Blvd (N): 30’
- b. Property Line (S): 0’
- c. Crown Crest Blvd (E): 30’
- d. Parker Road (W): 50’

**Please add these required and provided setbacks into the Site Data Table. Also please show all setbacks on the overall Site Plan sheet. See redlines for more information. In addition, there was an error in the first memo for the southern property line. Please see above and the redlines for the correction.**

Comment Addressed:  Yes  No

Response:

**3. Please add the required and proposed setbacks to for the shed. All property lines are internal property lines which does not have a minimum setback within the zoning. Although there is no required setback (required in the table should be 0”) we will still need to know the proposed setbacks.**

Comment Addressed:  Yes  No

Response:

- 4. Please add the proposed materials and colors to be used for the retaining walls to the retaining wall sheet.**

Comment Addressed:  Yes  No

Response:

- 5. Pursuant to the Crown Point Planned Development Guide, Hospitals and attached medical offices/facilities beyond 900 feet from the eastern property boundary of Crown Point may be constructed to a maximum of 120 feet. The Town of Parker measures height as the vertical distance from the grade to the highest point of the roof. Grade means the average of the finished ground level measured at the center of each wall of the building. Please ensure that the building does not exceed the maximum height allowed.**

Comment Addressed:  Yes  No

Response:

- 6. Please add notes to the site plan for the location and exhibits for all new exterior elements. This should include walls, fences, screening elements, bike racks, etc.**

Comment Addressed:  Yes  No

Response:

### Parking

- 1. Please see the attached redlines regarding parking.**

Comment Addressed:  Yes  No

Response:

### Landscaping

- 1. Please see the attached redlines regarding landscaping.**

Comment Addressed:  Yes  No

Response:

**2. Please verify the numbers you have provided are correct.**

Comment Addressed:  Yes  No

Response:

**Lighting**

**1. Please see the attached redlines regarding the photometric plan.**

Comment Addressed:  Yes  No

Response:

**Building Elevations**

**1. Please see the attached redlines for additions and suggestions needed to meet the articulation requirements of the Town.**

Comment Addressed:  Yes  No

Response:

**OUTSIDE REFERRAL AGENCY COMMENTS**

Please address all outside referral agency comments with a written response. The following agencies have provided comments for review:

- Cottonwood Water and Sanitation District – **Please reach out to the District to submit required plans**
- Town of Parker Engineering and Stormwater

**Attached to the Planning comments is a printout of all review comments on the project. These comments include all comments from the first submittal to the most recent. They are organized from oldest to most recent. Therefore, the comments from this referral can be found at the end of the document.**

Comment(s) Addressed:  Yes  No

Response:

*Staff Comments 02  
SP24-062; Crown Point Filing No. 1 Amendment No. 30 Lot 1  
Site Plan  
September 16, 2024*

\_\_\_\_\_  
Property Owner

\_\_\_\_\_  
Date

\_\_\_\_\_  
Project Representative

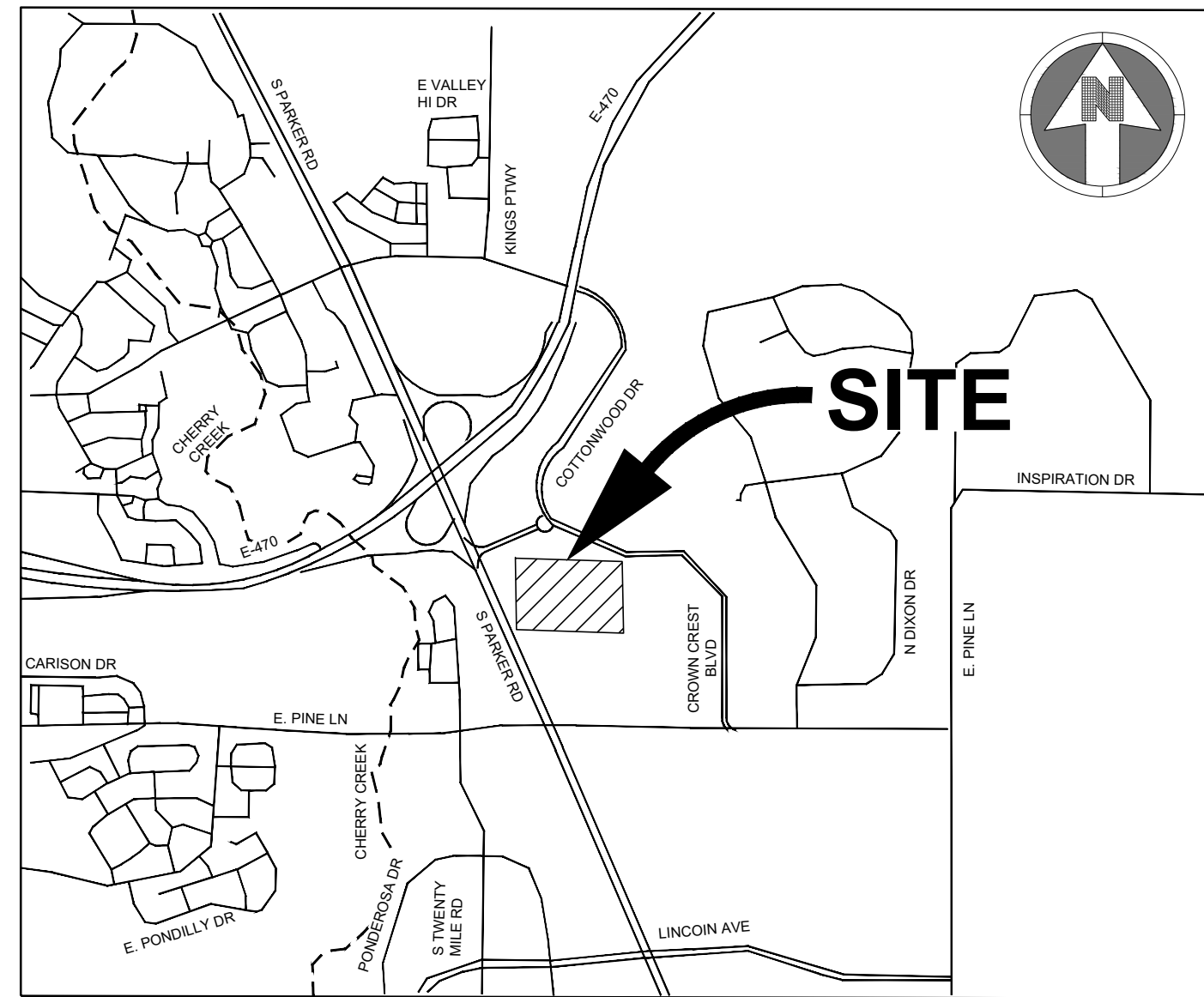
\_\_\_\_\_  
Date

# CROWN POINT FILING 1 AMENDMENT 30

## LOT 1, TRACT A & B

LOCATED IN THE NW 1/4, SECTION 10, TOWNSHIP 6 SOUTH, RANGE 66 WEST,  
TOWN OF PARKER, DOUGLAS COUNTY, COLORADO.

### SITE PLAN



VICINITY MAP

SCALE: 1"=2000'

Sheet List Table	
Sheet Number	Sheet Title
01 of 24	COVER SHEET
02 of 24	EXISTING CONDITIONS MAP
03 of 24	EXISTING CONDITIONS MAP
04 of 24	OVERALL SITE PLAN
05 of 24	SITE PLAN
06 of 24	SITE PLAN
07 of 24	GRADING PLAN
08 of 24	GRADING PLAN
09 of 24	LANDSCAPE COVER SHEET
10 of 24	OVERALL LANDSCAPE PLAN
11 of 24	LANDSCAPE PLAN
12 of 24	LANDSCAPE PLAN
13 of 24	TREE CONSERVATION PLAN
14 of 24	PLANTING DETAILS
15 of 24	SITE DETAILS
16 of 24	ARCHITECTURAL SITE PLAN
17 of 24	EXTERIOR ELEVATIONS
18 of 24	EXTERIOR ELEVATIONS
19 of 24	EXTERIOR ELEVATIONS
20 of 24	EXTERIOR PERSPECTIVES
21 of 24	EXT. ELEVATION DIAGRAMS
22 of 24	LUMINAIRE SCHEDULE, DETAILS, AND LEGENDS
23 of 24	LUMINAIRE CUT SHEETS
24 of 24	PHOTOMETRIC SITE PLAN



BOULDER ASSOCIATES

1426 PEARL STREET, SUITE 300  
BOULDER, COLORADO 80302  
303.499.7795



SMITHGROUP

### ADVENTHEALTH PARKER FACILITY EXPANSION

CROWN POINT, 30TH AMDMT  
LOT 1, TRACT A & B  
PARKER, CO 80138

SUBMITTALS	
DESCRIPTION	DATE
1ST SUBMITTAL	06/03/2024
2ND SUBMITTAL	08/16/2024

#### AGENCY LIST

ELECTRIC-IREA PO DRAWER A 5496 US HWY 85 SEDALIA, CO. 80135 303-888-3100 CONTACT: BROOKS KAUFMAN	GAS-XCEL ENERGY 2070 SOUTH VALENTIA STREET DENVER, CO. 80231 1-800-628-2121 CONTACT: DESIGN MANAGER
FIRE-SOUTH METRO FIRE RESCUE 9195 E. MINERAL AVE CENTENNIAL, CO 80112 720-989-2000 CONTACT: RANDY CAPRA	TOWN OF PARKER PLANNING AND BUILDING DEPT. 20120 E. MAIN STREET PARKER, CO. 80134 303-841-2332 CONTACT: PAUL WORKMAN
TOWN OF PARKER-PUBLIC WORKS 20120 E. MAIN STREET PARKER, CO 80134 303-840-9546 CONTACT: MIKE WAUGH	COTTONWOOD WATER & SANITATION DISTRICT 2 INVERNESS DRIVE EAST ENGLEWOOD, CO 303-792-9509 CONTACT: PATRICK MULHERN/ LAURI TATLOCK
CABLE-COMCAST 8850 S. TUSCON WAY ENGLEWOOD, CO. 80112 303-603-5605 CONTACT: KEVIN YOUNG	TELEPHONE - CENTURY LINK LOCAL NETWORK OPERATIONS 9750 E. COSTILLA AVENUE ENGLEWOOD, CO. 80112 303-792-1840 CONTACT: KAREN CAIME
TRI-COUNTY HEALTH DEPARTMENT 7000 E. BELLEVIEW AVENUE GREENWOOD VILLAGE, CO. 80111 303-220-9200 CONTACT: CAROL MACLENNAN	COTTONWOOD WATER AND SANITATION DISTRICT ENGINEER-KENNEDY JENKS CONSULTING 143 UNION BOULEVARD SUITE 600 LAKEWOOD, CO 80228 PHONE: 303-985-3636 CONTACTS: TOM NAPOLILLI
CROWN POINT ARCHITECTURAL CONTROL COMMITTEE 27905 MEADOW DRIVE, SUITE 11 EVERGREEN, CO 80439 303-674-7856 CONTACT: TIM LEONARD	

#### OWNER INFORMATION

ADVENTHEALTH PARKER  
9395 CROWN CREST BLVD.  
PARKER, CO. 80138  
303-269-4014

#### DESIGN INFORMATION

ARCHITECT: BOULDER ASSOCIATES  
PHONE: 303-499-7795  
ARCHITECT: SMITHGROUP  
PHONE: 303-832-3272  
CIVIL ENGINEER: S. A. MIRO, INC  
PHONE: 303-741-3737  
LANDSCAPE ARCHITECT: OXBOW DESIGN COLLABORATION  
PHONE: 720-465-6168  
STRUCTURAL ENGINEER: MGA STRUCTURAL ENGINEERS, INC.  
PHONE: 719-635-4473  
MEPT ENGINEERS: CATOR RUMA & ASSOCIATES CO  
PHONE: 303-232-6200  
FIRE PROTECTION: TLH FIRE  
PHONE: 303-517-1775

Sorry this was my mistake on the first referral. The southern boundary is actual an adjacent property, but for the zoning this would be Planning Area Boundary and 30'

#### SITE STATISTICS

ZONING	PLANNED DEVELOPMENT		
LOT AREA	SF	ACRE	% OF TOTAL
GROSS	1,474,205	33.843	100.00%
NET	1,474,205	33.843	100.00%
SITE DATA	SF	ACRE	% OF TOTAL
BUILDING AREA	267,859	6.149	18.17%
HARDSCAPE AREA	784,457	18.01	53.21%
LANDSCAPE AREA ( REQ'D:15%)	421,889	9.685	28.62%
<b>TOTAL</b>	<b>1,474,205</b>	<b>33.843</b>	<b>100.00%</b>

SETBACKS	Required	Proposed
CROWN CREST BLVD (E)	30'	
CROWN CREST BLVD (N)	30'	
PARKER ROAD (W)	50'	
PARKER ROAD (S)	50' 0"	

Please also add setbacks for the shed.

Can you please break this down into what is existing and what is proposed?

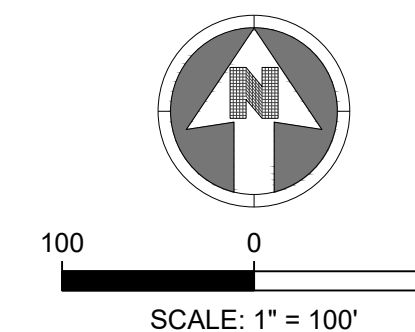
DATE	08/16/2024
PARKER PROJECT NUMBER	SP24-062
SHEET TITLE	COVER SHEET
DRAWING NUMBER	01 of 24

# CROWN POINT FILING 1 AMENDMENT 30

## LOT 1, TRACT A & B

LOCATED IN THE NW 1/4, SECTION 10, TOWNSHIP 6 SOUTH, RANGE 66 WEST,  
TOWN OF PARKER, DOUGLAS COUNTY, COLORADO.

### SITE PLAN



**BOULDER ASSOCIATES**

1426 PEARL STREET, SUITE 300  
BOULDER, COLORADO 80302  
303.499.7795

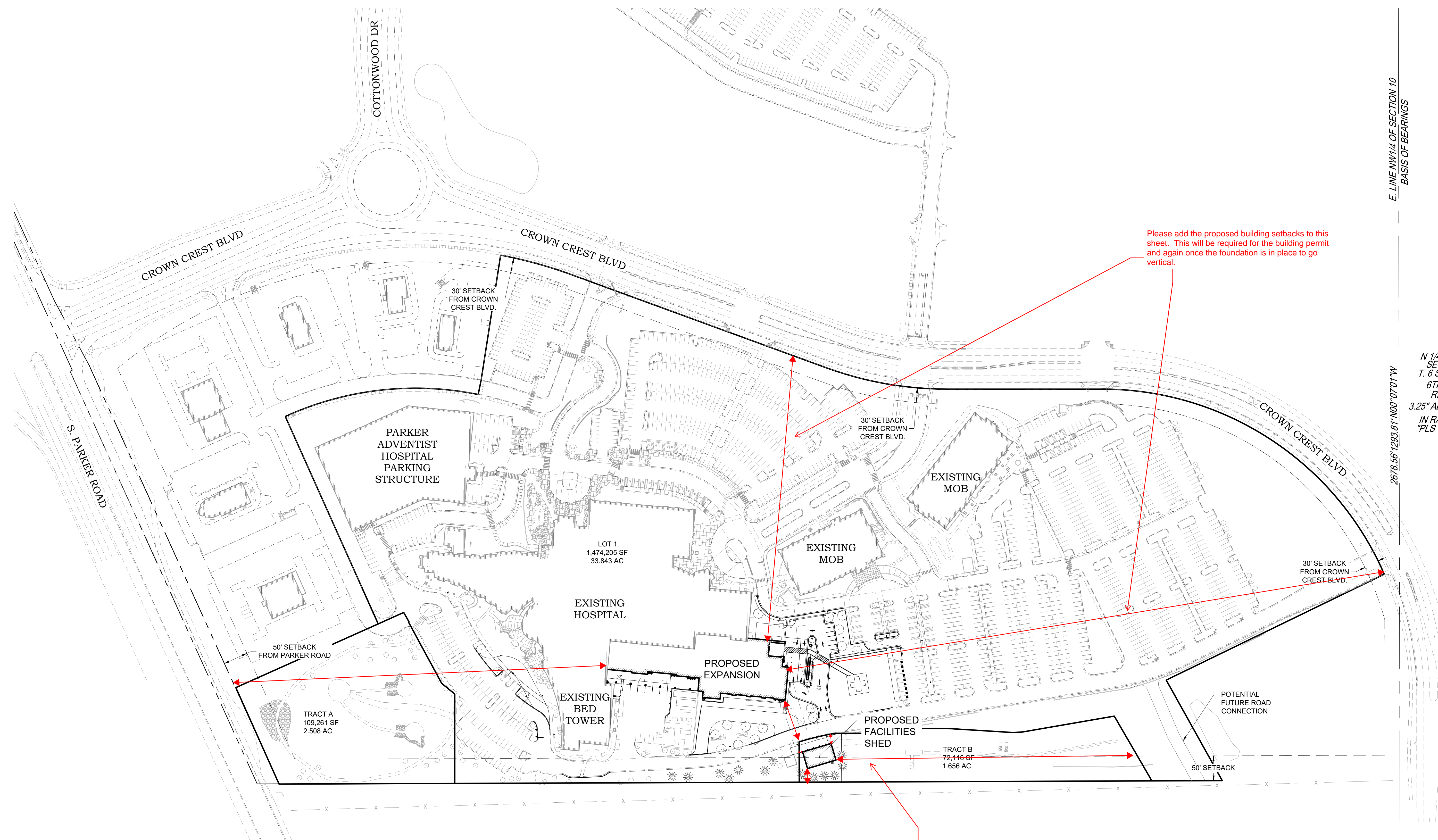


**SMITHGROUP**

**ADVENTHEALTH  
PARKER FACILITY  
EXPANSION**

CROWN POINT, 30TH AMDMT  
LOT 1, TRACT A & B  
PARKER, CO 80138

DESCRIPTION	DATE
1ST SUBMITTAL	06/03/2024
2ND SUBMITTAL	08/16/2024



E. LINE NW1/4 OF SECTION 10  
BASIS OF BEARINGS

2678.56' 1293.81' N00°07'11"W

*N 1/4 CORNER  
SECTION 10  
T. 6 S., R. 66 W.,  
6TH P.M. #6  
REBAR W/  
3.25" ALUMINUM CAP  
IN RANGE BOX,  
PLS 9329 2005"*

DATE  
08/16/2024

PARKER PROJECT NUMBER  
SP24-062

SHEET TITLE  
**OVERALL SITE  
PLAN**

DRAWING NUMBER

**04 of 24**

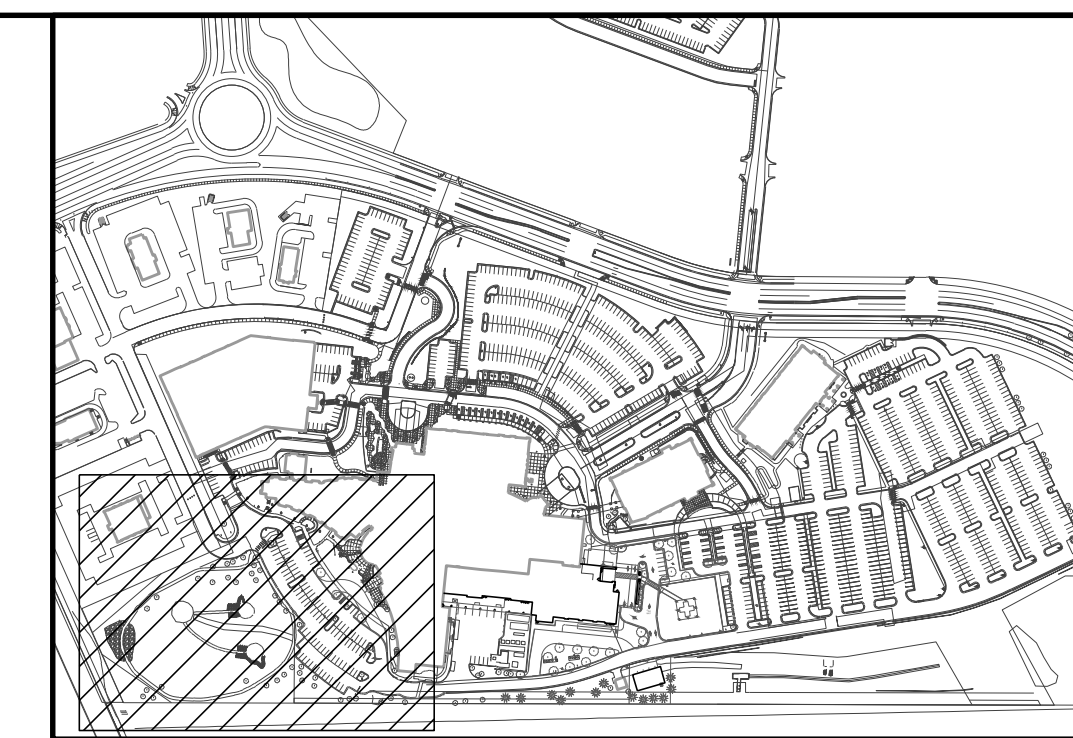
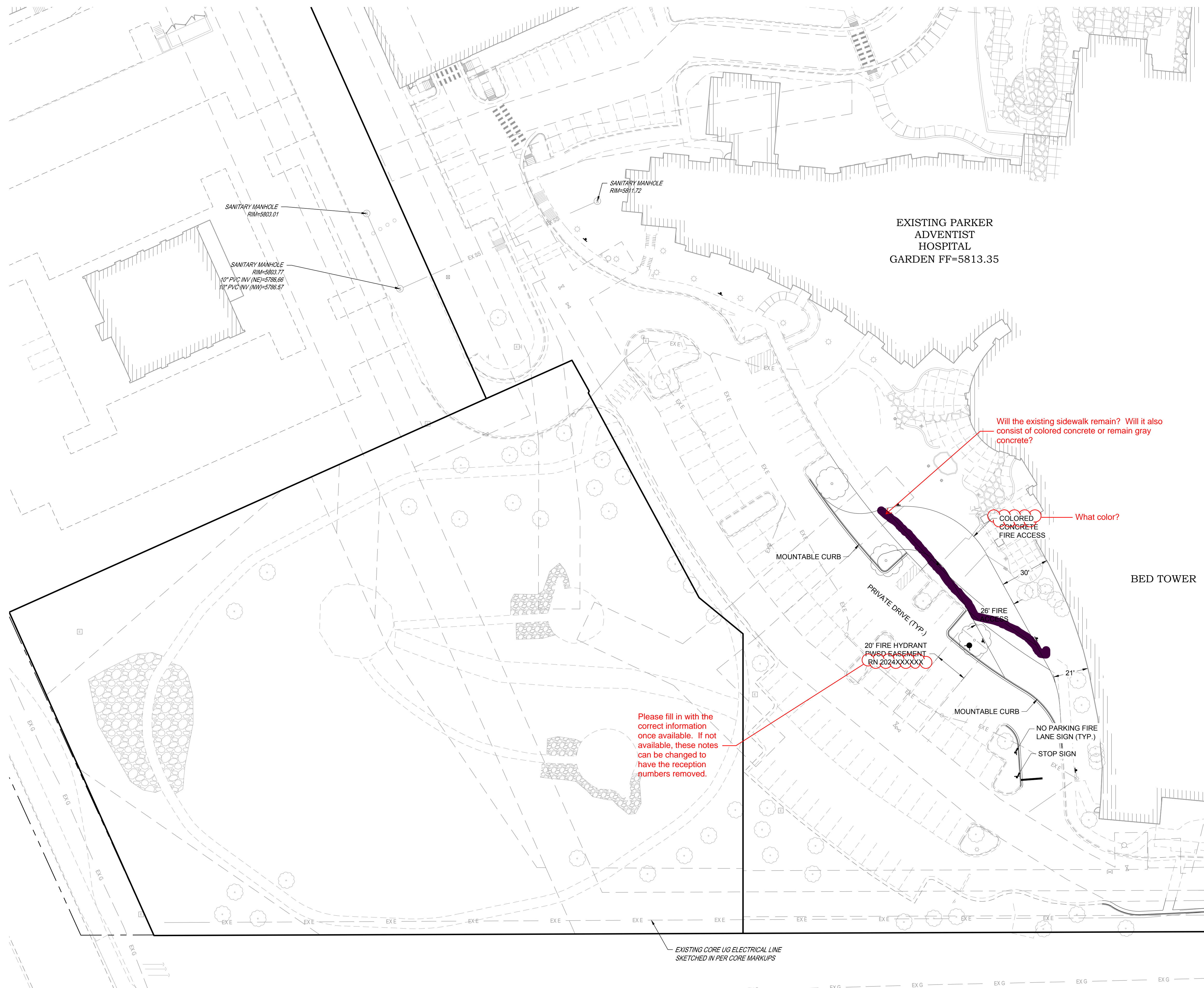
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# CROWN POINT FILING 1 AMENDMENT 30

## LOT 1, TRACT A & B

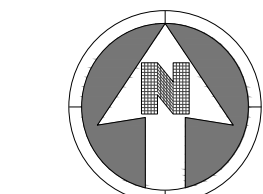
LOCATED IN THE NW 1/4, SECTION 10, TOWNSHIP 6 SOUTH, RANGE 66 WEST,  
TOWN OF PARKER, DOUGLAS COUNTY, COLORADO.

### SITE PLAN



KEY MAP

NOT TO SCALE



30 0 30

SCALE: 1" = 30'

LEGEND:



TRAFFIC FLOW ARROW

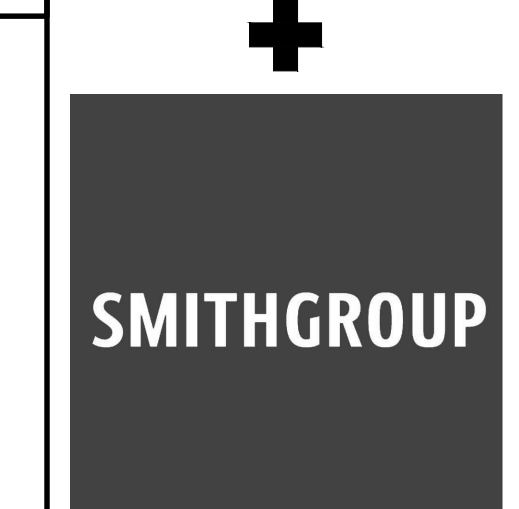


PARKING STALL COUNT  
9'X18' MINIMUM DIMENSIONS



BOULDER ASSOCIATES

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ADVENTHEALTH  
PARKER FACILITY  
EXPANSION

CROWN POINT, 30TH AMDMT  
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DATE  
08/16/2024

PARKER PROJECT NUMBER  
SP24-062

SHEET TITLE  
SITE PLAN

DRAWING NUMBER  
05 of 24

SEE SHEET 06 OF 24

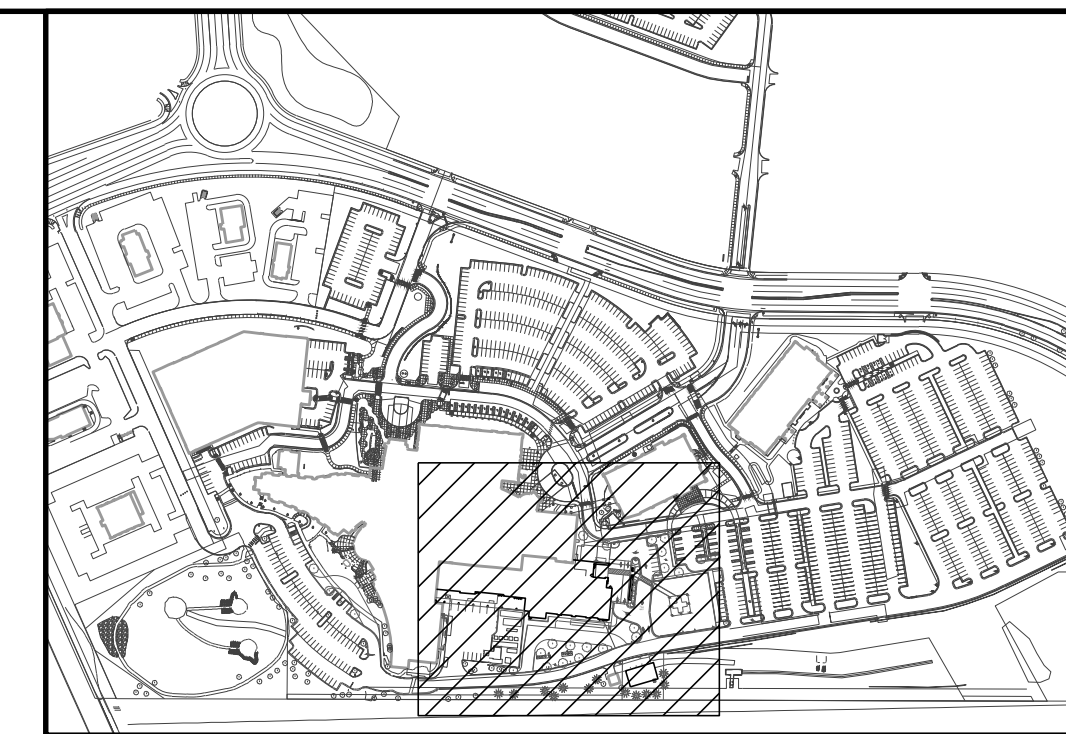
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# CROWN POINT FILING 1 AMENDMENT 30

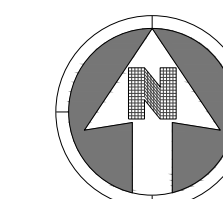
## LOT 1, TRACT A & B

LOCATED IN THE NW 1/4, SECTION 10, TOWNSHIP 6 SOUTH, RANGE 66 WEST,  
TOWN OF PARKER, DOUGLAS COUNTY, COLORADO.

### SITE PLAN



KEY MAP  
NOT TO SCALE



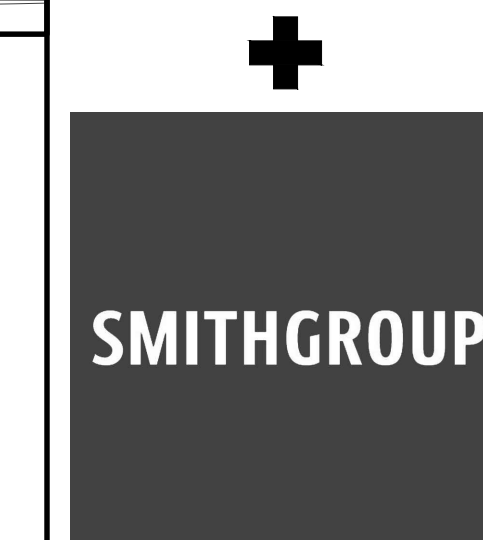
30 0 30  
SCALE: 1" = 30'

LEGEND:

- TRAFFIC FLOW ARROW
- PARKING STALL COUNT  
9'X18' MINIMUM DIMENSIONS



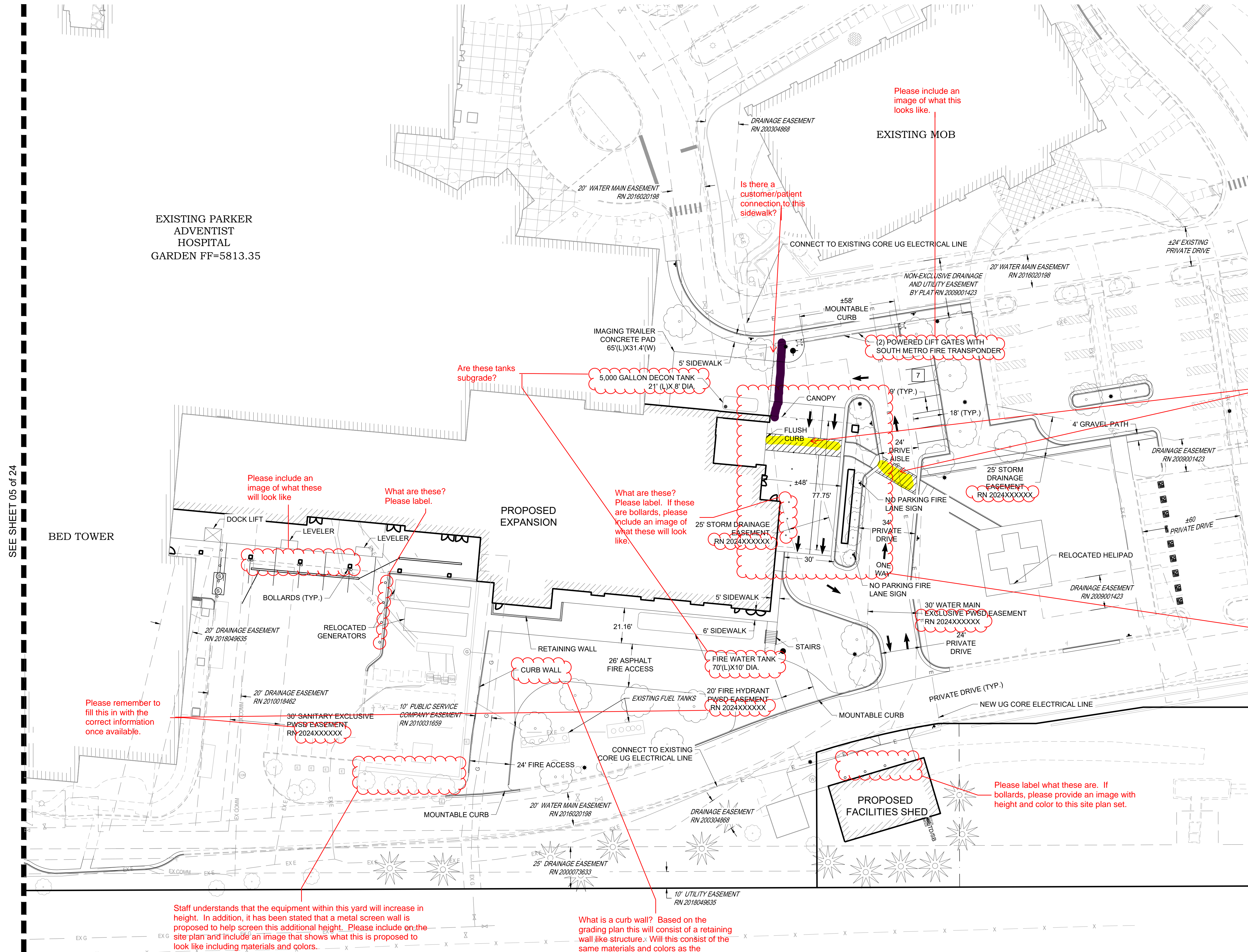
1426 PEARL STREET, SUITE 300  
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#### ADVENTHEALTH PARKER FACILITY EXPANSION

CROWN POINT, 30TH AMDMT  
LOT 1, TRACT A & B  
PARKER, CO 80138

DESCRIPTION	DATE
1ST SUBMITTAL	06/03/2024
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EXISTING PARKER  
ADVENTIST  
HOSPITAL  
GARDEN FF=5813.35

SEE SHEET 05 of 24

BED TOWER

Please include an image of what these will look like

What are these? Please label.

What are these? Please label. If these are bollards, please include an image of what these will look like.

Please include an image of what this looks like.

Is there a customer/patient connection to this sidewalk?

Please label or include a note that describes what these are (i.e. painted crosswalk, raised, etc.)

A zoomed in image of this area would be helpful. How do pedestrians/patients enter the addition or is this only accessible to ambulances? Customer/patient entrances shall include pedestrian sidewalks a minimum of 10 feet in width. Access to the parking areas and surrounding buildings should also be included.

Please remember to fill this in with the correct information once available.

Please label what these are. If bollards, please provide an image with height and color to this site plan set.

Staff understands that the equipment within this yard will increase in height. In addition, it has been stated that a metal screen wall is proposed to help screen this additional height. Please include on the site plan and include an image that shows what this is proposed to look like including materials and colors.

What is a curb wall? Based on the grading plan this will consist of a retaining wall like structure. Will this consist of the same materials and colors as the retaining walls?

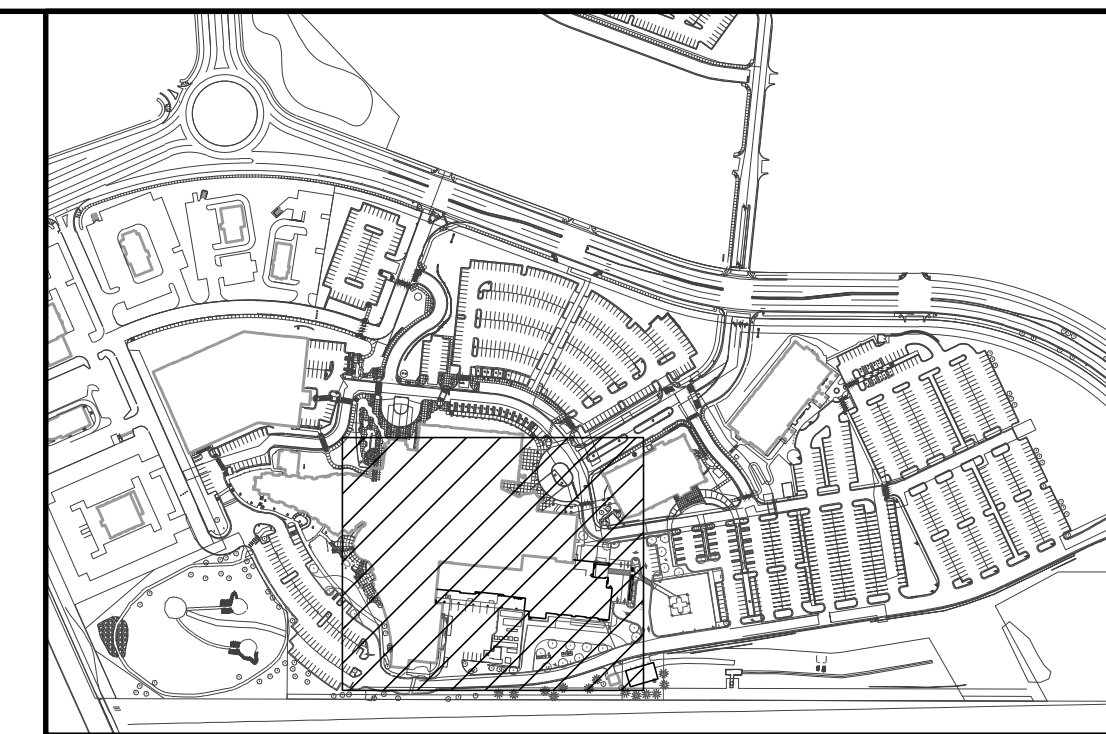
DATE	08/16/2024
PARKER PROJECT NUMBER	SP24-062
SHEET TITLE	SITE PLAN
DRAWING NUMBER	06 of 24

# CROWN POINT FILING 1 AMENDMENT 30

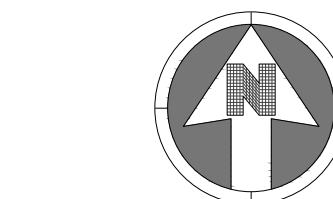
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### SITE PLAN



KEY MAP  
NOT TO SCALE



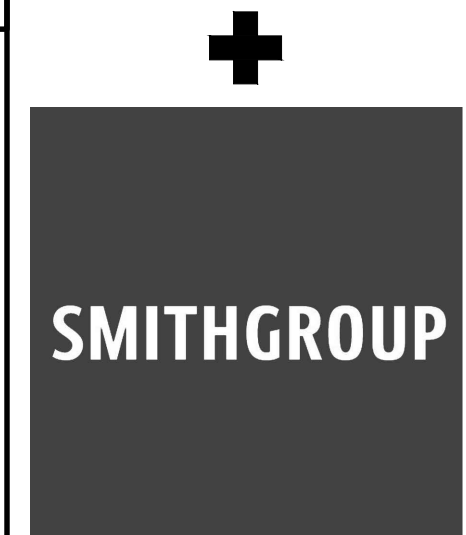
SCALE: 1" = 30'

NOTES:

- SEE SHEET C001 FOR CIVIL NOTES AND LEGEND.



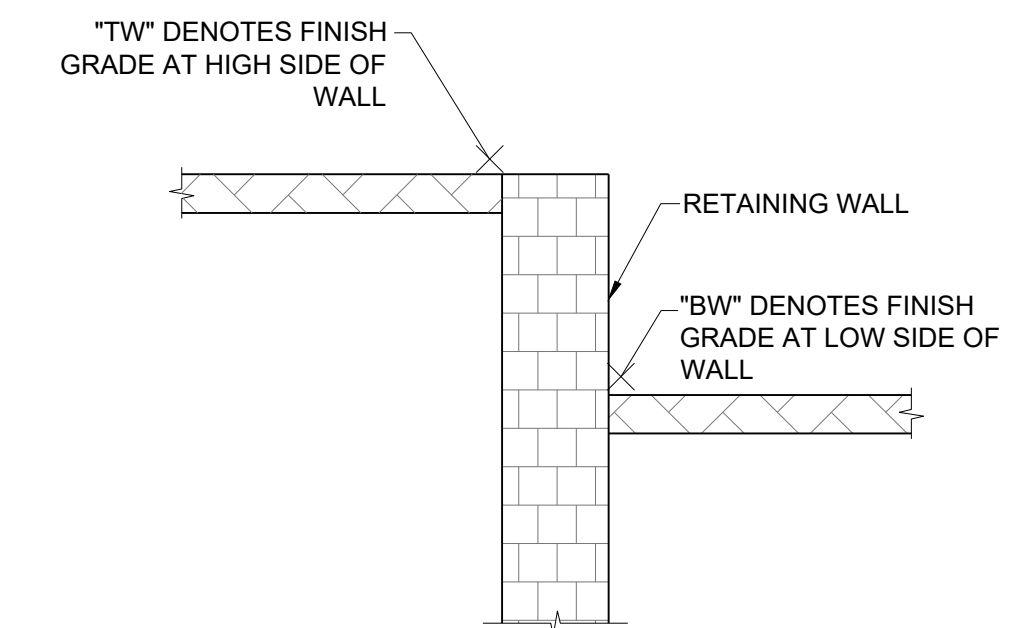
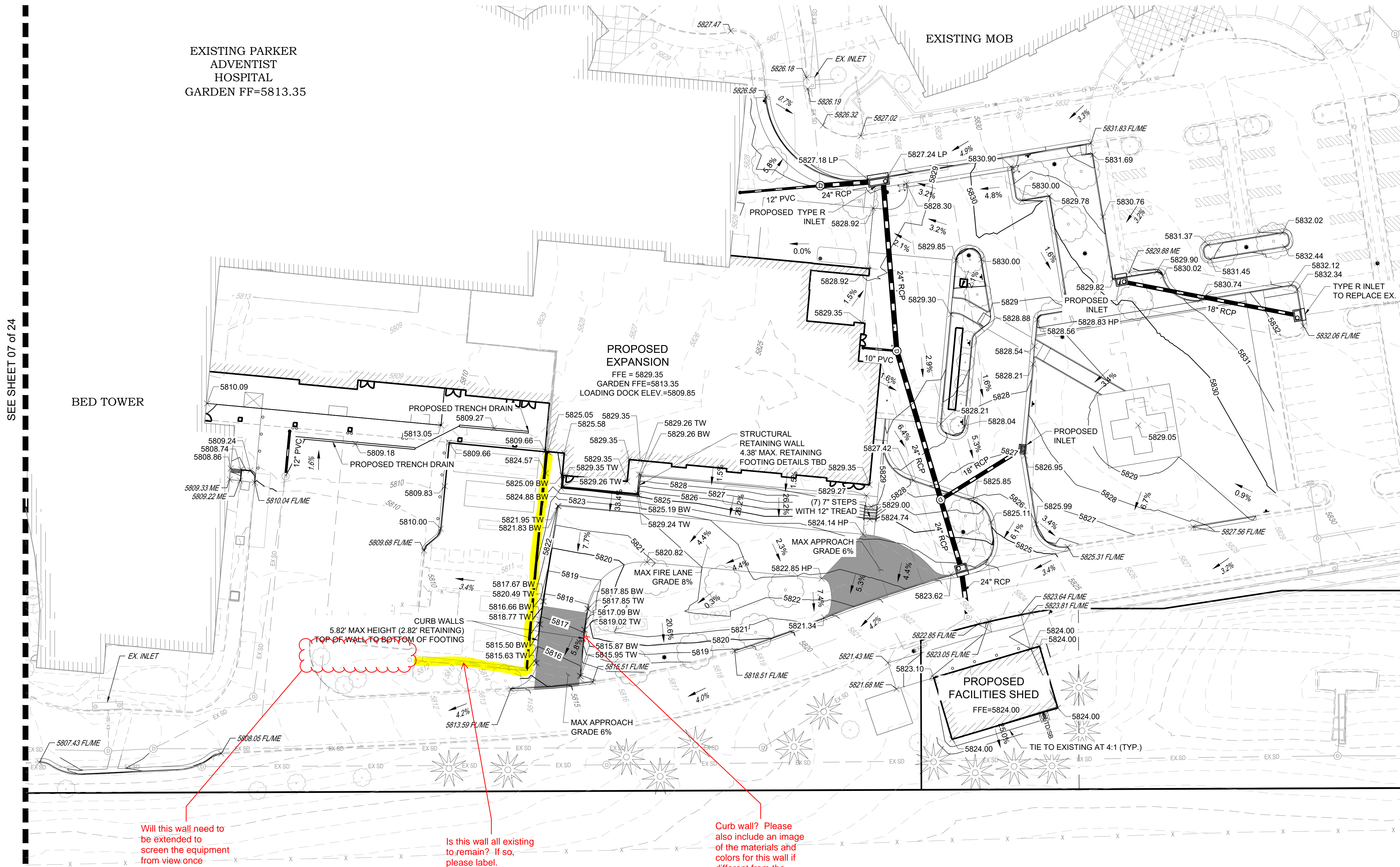
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### ADVENTHEALTH PARKER FACILITY EXPANSION

CROWN POINT, 30TH AMDMT  
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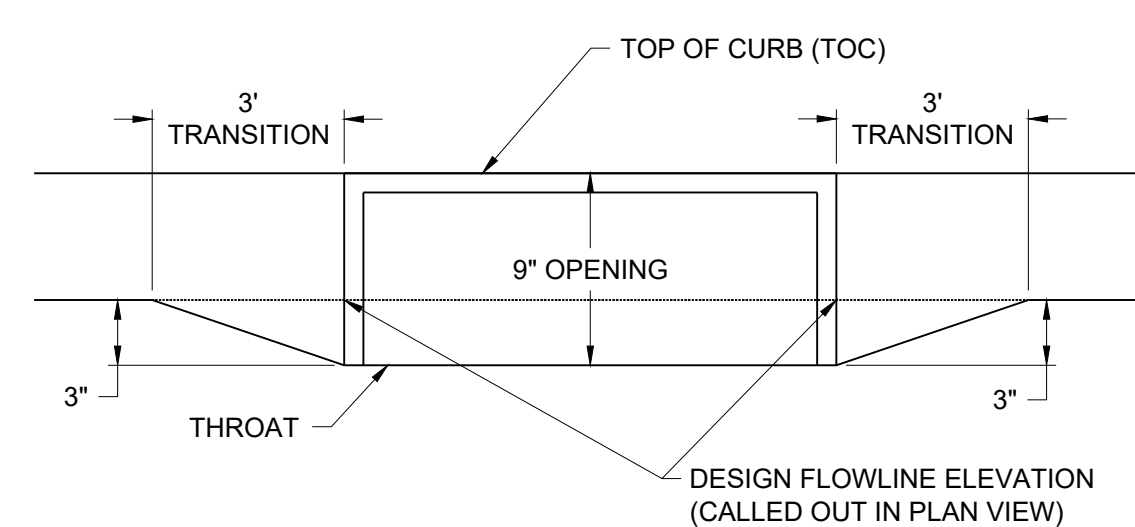
RETAINING WALL GRADING LABEL DETAIL  
NOT TO SCALE

Will this wall need to be extended to screen the equipment from view once shifted?

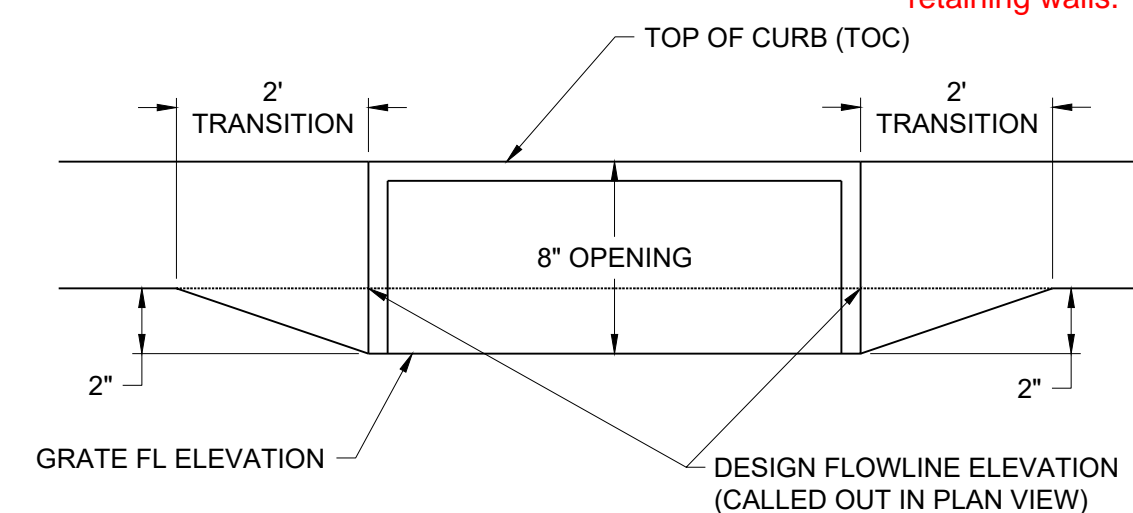
Is this wall all existing to remain? If so, please label.

Curb wall? Please also include an image of the materials and colors for this wall if different from the retaining walls.

Please include an image of the material proposed to be used for the retaining wall along with color.



TYPE R INLET ANNOTATION DETAIL



SINGLE TYPE 16 COMBO INLET ANNOTATION DETAIL

SEE SHEET 07 of 24

# CROWN POINT FILING 1 AMENDMENT 30

## LOT 1, TRACT A & B

LOCATED IN THE NW 1/4, SECTION 10, TOWNSHIP 6 SOUTH, RANGE 66 WEST,  
TOWN OF PARKER, DOUGLAS COUNTY, COLORADO.

### SITE PLAN

#### PLANTING SCHEDULE:

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING	HEIGHT	WIDTH	WATER
<b>DECIDUOUS TREES</b>								
BRO	<i>Quercus macrocarpa</i>	Bur Oak	4	2.5" cal.	as shown	50-80'	50-80'	L
WHB	<i>Celtis reticulata</i>	Western Hackberry	3	2.5" cal.	as shown	60'	40'	L
SHL	<i>Gleditsia triacanthos inermis</i> 'Shademaster'	Shademaster Honeylocust	5	2.5" cal.	as shown	50'	35'	L
WCA	<i>Catalpa speciosa</i>	Western Catalpa	5	2.5" cal.	as shown	40-60'	30-50'	L
ENO	<i>Quercus robur</i>	English Oak	4	2.5" cal.	as shown	40 - 60'	30-40'	M
<b>EVERGREEN TREES</b>								
PIN	<i>Pinus edulis</i>	Pinon Pine	3	6'	as shown	20-30'	10-20'	L
APN	<i>Pinus nigra</i>	Austrian Pine	8	8'	as shown	50'	20-25'	L
<b>ORNAMENTAL TREES</b>								
RBC	<i>Malus 'Red Barron'</i>	Red Barron Crabapple	5	1.5" cal.	as shown	10'	10'	M
<b>EVERGREEN SHRUBS</b>								
MZT	<i>Arctostaphylos x coloradensis</i> 'Panchito'	Panchito Manzanita	150	#5	4' o.c.	2'	4'	L
DMP	<i>Pinus mugo 'Pumilo'</i>	Dwarf Mugo Pine	13	#5	4' o.c.	3-4'	3-4'	L
BFJ	<i>Juniperus sabina 'Buffalo'</i>	Buffalo Juniper	22	#5	4' o.c.	12"	6'	L
SKY	<i>Juniperus virginiana 'Skyrocket'</i>	Skyrocket Juniper	13	#5	4' o.c.	4-6'	20'	L
<b>DECIDUOUS SHRUBS</b>								
DGM	<i>Acer ginnala 'Compacta'</i>	Dwarf Ginnala Maple	33	#5	6' o.c.	8'	8'	M
BMS	<i>Caryopteris clandonensis</i>	Blue Mist Spirea	15	#5	3.5' o.c.	3-5'	3-5'	M
LPS	<i>Spirea japonica 'Little Princess'</i>	Little Princess Spirea	61	#5	2' o.c.	2-3'	2-4'	M
RSG	<i>Perovskia artiplicifolia</i>	Russian Sage	4	#5	4' o.c.	4'	4'	L
GLS	<i>Rhus aromatica 'Grow Low'</i>	Gro-Low Sumac	19	#5	8' o.c.	3'	8'	L
DKL	<i>Syringa meyeri</i>	Dwarf Korean Lilac	30	#5	4' o.c.	4-6'	4-6'	L
RWP	<i>Rosa 'Winnipeg Parks'</i>	Winnipeg Parks Rose	42	#5	4' o.c.	3'	4'	L
MKL	<i>Syringa patula 'Miss Kim'</i>	Miss Kim Dwarf Lilac	32	#5	4' o.c.	3-5'	3-5'	L
MHV	<i>Viburnum lantana 'Mohican'</i>	Mohican Viburnum	53	#5	6' o.c.	6-8'	6-8'	L
APC	<i>Ribes alpinum</i>	Alpine Currant	29	#5	3' o.c.	3-6'	3-6'	L
ADG	<i>Cornus sericea Arctic Fire</i>	Arctic Fire Dogwood	34	#5	3' o.c.	3-4'	3-4'	M
<b>ORNAMENTAL GRASSES</b>								
FRG	<i>Calamagrostis acutiflora 'Karl Foerster'</i>	Feather Reed Grass	92	#1	2-3' o.c.	3-4'	2-3'	M
BAG	<i>Helictotrichon sempervirens</i>	Blue Avena Grass	25	#1	24" o.c.	2-3'	2'	M

#### LOW GROW NATIVE PRAIRIE MIX:

BOTANICAL NAME	COMMON NAME	%	PLS / ACRE
<i>Agropyron cristatum</i>	Ephraim Crested Wheatgrass	25	6.25
<i>Festuca ovina</i>	Sheep Fescue	23	5.75
<i>Lolium perenne</i>	Perennial Ryegrass	18	4.5
<i>Poa compressa</i>	Canada Bluegrass	13	3.25
<i>Hordeum vulgare</i>	Barley	12	3
<i>Festuca glauca</i>	Blue Fescue	9	2.25
<b>Total lbs per acre.:</b>		<b>100</b>	<b>25</b>

#### NATURE'S PRAIRIE SOD MIX:

BOTANICAL NAME	COMMON NAME
<i>Festuca rubra</i>	Creeping Red Fescue
<i>Koeleria macrantha</i>	Prairie Junegrass
<i>Deschampsia cespitosa</i>	Tufted Hairgrass
<i>Bouteloua curtipendula</i>	Sideoats Grama Grass
<i>Festuca ovina</i>	Sheep Fescue

#### PLANTING NOTES:

- ALL PLANT MATERIALS SHALL MEET OR EXCEED SIZE IN SCHEDULES. OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REFUSE PLANT MATERIALS WHICH DO NOT MEET THE QUALITY REQUIRED FOR THE PROJECT. ALL DECIDUOUS TREES SHALL HAVE FULL, WELL SHAPED HEADS, ALL EVERGREEN TREES SHALL BE UNSHEARED AND FULL TO THE GROUND. PLANT MATERIAL SHALL COMPLY WITH THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1.
- SEE PLANTING DETAILS FOR PLANT PIT DIMENSIONS, BACKFILL REQUIREMENTS, AND INSTALLATION NOTES. ALL TREES TO BE STAKED OR GUYED PER DETAILS ON SHEET L4.2.
- ALL PLANTS WILL BE INSPECTED BY THE OWNER'S REPRESENTATIVE PRIOR TO THE DELIVERY TO THE SITE. ALL TREE LOCATIONS AND EDGES OF NEW PLANTING BEDS ARE TO BE STAKED FOR APPROVAL BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ANY COORDINATION WITH SUBCONTRACTORS AS REQUIRED TO ACCOMPLISH PLANTING OPERATIONS.
- LANDSCAPE CONTRACTOR SHALL PROVIDE PER-UNIT COSTS FOR EVERY SIZE OF PLANT MATERIALS, AND BY TYPE AS CALLED OUT ON PLANS. UNIT COSTS TO INCLUDE THE PLANT MATERIAL ITSELF AND INSTALLATION, INCLUDING ALL LABOR, AMENDMENTS, FERTILIZERS, ETC. AS DETAILED AND SPECIFIED FOR EACH SIZE.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE TO DO THEIR OWN QUANTITY TAKEOFFS FOR ALL PLANT MATERIALS AND SIZES SHOWN ON PLANS.
- COORDINATE INSTALLATION OF LARGE PLANT MATERIAL WITH FOOTINGS AND PAVEMENTS. ANY DAMAGE TO IMPROVEMENTS BY OTHERS IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
- THE LANDSCAPE CONTRACTOR SHALL ALLOW FOR THE ADDITION OF SPECIFIED QUANTITIES OF SOIL AMENDMENTS, CONDITIONERS AND MULCH IN SOIL PREPARATION AND FINISH GRADING.
- IMPORTED SOIL SHALL BE USED TO SUPPLEMENT EXISTING SOIL AS NECESSARY TO MEET THE FINISHED GRADING REQUIREMENTS OF PLANTING AREAS.
- THE LANDSCAPE CONTRACTOR SHALL PERFORM A STANDARD AGRICULTURAL SUITABILITY ANALYSIS OF EXISTING SOIL PROPOSED FOR PLANTING AT HIS EXPENSE AND INCORPORATE RECOMMENDATIONS PER PARKER WATER AMENDMENT REQUIREMENTS PRIOR TO PLANTING.
- INSTALL A MINIMUM OF 4 CUBIC YARDS OF SOIL AMENDMENT PER 1000 SQUARE FEET OF PERMEABLE AREA TO BE PLANTED WITH SOD, SHRUBS, GRASSES, OR PERENNIALS. AMENDMENT SUPPLIER SHALL BE A1 ORGANICS OF EATON, COLORADO.
- ALL TREES, SHRUBS, PERENNIALS, SOD AND SEEDED AREAS SHALL BE GUARANTEED TO REMAIN ALIVE AND HEALTHY FOR A 12-MONTH PERIOD AFTER INITIAL ACCEPTANCE. REPLACEMENTS SHALL BE GUARANTEED AN ADDITIONAL 12-MONTHS UNTIL FINAL ACCEPTANCE. ALL REPLACEMENT COSTS SHALL BE BORN BY THE CONTRACTOR.
- TAKE ALL DIMENSIONS PERPENDICULAR TO ANY REFERENCE LINE, CENTERLINE, OR BACK OF CURB.
- STREET TREES SHALL BE PLACED 5'-0" MIN. FROM BURIED UTILITIES.
- TREE WRAPPING MATERIAL SHALL BE FOUR INCHES WIDE, BITUMINOUS IMPREGNATED TAPE, CORRUGATED OR CREPE PAPER, BROWN IN COLOR, SPECIFICALLY MANUFACTURED FOR TREE WRAPPING. TREES SHALL BE WRAPPED BETWEEN OCTOBER 15 AND NOVEMBER 1 OF THE YEAR THEY ARE PLANTED. NO TREE WRAPPING SHALL BE PERMITTED UNTIL A LICENSED LANDSCAPE CONTRACTOR OR CERTIFIED ARBORIST HAS INSPECTED THE TREE. IT IS THE DUTY OF THE CONTRACTOR TO WRAP DECIDUOUS TREES DURING THE ONE-YEAR WARRANTY PERIOD.
- WINTER WATERING SHALL BE AT THE EXPENSE OF THE CONTRACTOR UNTIL SUCH TIME AS FINAL ACCEPTANCE IS RECEIVED.

#### GENERAL NOTES:

- THE BASE INFORMATION PROVIDED BY ENGINEER. REFER TO SURVEY, PLAT, ROADWAY AND UTILITY DRAWINGS AND OTHER AVAILABLE DOCUMENTS FOR PROPERTY LIMITS, EXISTING CONDITIONS, AND HORIZONTAL AND VERTICAL CONTROL. IT IS THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY ALL MATERIAL LOCATIONS AND NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES THAT ARE FOUND.
- THE CONTRACTOR SHALL HAVE ONE (1) APPROVED COPY OF PLANS AND SPECIFICATIONS AT THE JOB SITE AT ALL TIMES. THOROUGHLY REVIEW THE SITE CONDITIONS, DRAWINGS, AND TECHNICAL SPECIFICATIONS PRIOR TO CONSTRUCTION. COMPLETE THE WORK OF THIS PROJECT IN ACCORDANCE WITH APPROVED DRAWINGS.
- ANYTHING MENTIONED IN THE TECHNICAL SPECIFICATIONS AND NOT SHOWN ON THE DRAWINGS, OR SHOWN ON THE DRAWINGS AND NOT MENTIONED IN THE TECHNICAL SPECIFICATIONS SHALL NOT BE OF LIKE EFFECT AS IF SHOWN ON OR MENTIONED IN BOTH.
- NOTES AND DETAILS ON SPECIFIC DRAWINGS TAKE PRECEDENCE OVER GENERAL NOTES. REFERENCE TO NORTH REFERS TO TRUE NORTH. REFERENCE TO SCALE IS FOR FULL SIZED DRAWINGS ONLY. DO NOT SCALE FROM DRAWINGS.
- CONTRACTOR IS ADVISED THAT ALL EXISTING TREES AND SHRUBS ARE TO REMAIN UNLESS SPECIFICALLY NOTED TO BE REMOVED IN THE PLANS. CARE SHALL BE TAKEN TO PROTECT ALL TREES AND SHRUBS FROM DAMAGE DURING CONSTRUCTION. ALL DAMAGES CAUSED BY THE CONTRACTOR S SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING AND MAINTAINING ALL CONSTRUCTION BARRICADES, SIGNS, AND WARNING DEVICES NECESSARY DURING CONSTRUCTION.
- CONTRACTOR SHALL MAINTAIN A QUALIFIED SUPERVISOR ON SITE AT ALL TIMES DURING CONSTRUCTION.
- LANDSCAPE CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE STATE AND LOCAL CODES AND ORDINANCES.
- CONTRACTOR SHALL COORDINATE AND OBTAIN ALL NECESSARY PERMITS TO PERFORM ALL PROPOSED WORK AND SHALL COMPLY WITH ALL NOTIFICATION AND INSPECTION REQUIREMENTS.
- CONTRACTOR SHALL EXAMINE THE SITE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED AND NOTIFY THE GENERAL CONTRACTOR IN WRITING OF UNSATISFACTORY CONDITIONS. DO NOT PROCEED UNTIL CONDITIONS HAVE BEEN CORRECTED.
- BEFORE COMMENCING WORK, CONTACT APPROPRIATE UTILITY COMPANIES FOR UTILITY LOCATIONS, AND COORDINATE WITH THE GENERAL CONTRACTOR IN REGARD TO LOCATION OF PROPOSED UTILITIES, IRRIGATION SLEEVES, CONDUITS, (ETC). LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY MODIFICATIONS OR DAMAGES TO THE UTILITY LINES, STRUCTURES OR INJURIES THEREFROM. FOR EXISTING UTILITY INFORMATION CONTACT "THE UTILITY NOTIFICATION CENTER OF COLORADO" AT 1-800-922-1987. A MINIMUM OF THREE (3) BUSINESS DAY NOTICE IN ADVANCE OF LOCATIONS NEEDED ARE REQUIRED.
- CONTRACTOR TO SUBMIT SAMPLES OF MISCELLANEOUS LANDSCAPE & HARDSCAPE MATERIALS TO OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO INSTALLATION, I.E., MULCH, EDGER, SANDSTONE BOULDERS (ETC).
- ALL MATERIAL AND WORKMANSHIP SHALL BE GUARANTEED AND MAINTAINED FOR ONE YEAR FROM THE DATE OF INITIAL ACCEPTANCE. ALL REPLACEMENT COSTS SHALL BE BORNE BY THE CONTRACTOR.
- ALL LANDSCAPE CONSTRUCTION PRACTICES, WORKMANSHIP, AND ETHICS SHALL, BE IN ACCORDANCE WITH INDUSTRY STANDARDS SET FORTH IN THE CONSTRUCTION HANDBOOK PUBLISHED BY THE COLORADO LANDSCAPE CONTRACTOR'S ASSOCIATION.



BOULDER ASSOCIATES

1426 PEARL STREET, SUITE 300  
BOULDER, COLORADO 80302  
303.499.7795



#### ADVENTHEALTH PARKER FACILITY EXPANSION

CROWN POINT, 30TH AMDMT  
LOT 1, TRACT A & B  
PARKER, CO 80138

DESCRIPTION	DATE
1ST SUBMITTAL	06/03/2024
2ND SUBMITTAL	08/16/2024

DATE  
08/16/2024

PARKER PROJECT NUMBER  
SP24-XXX

SHEET TITLE  
**LANDSCAPE COVER SHEET**

DRAWING NUMBER

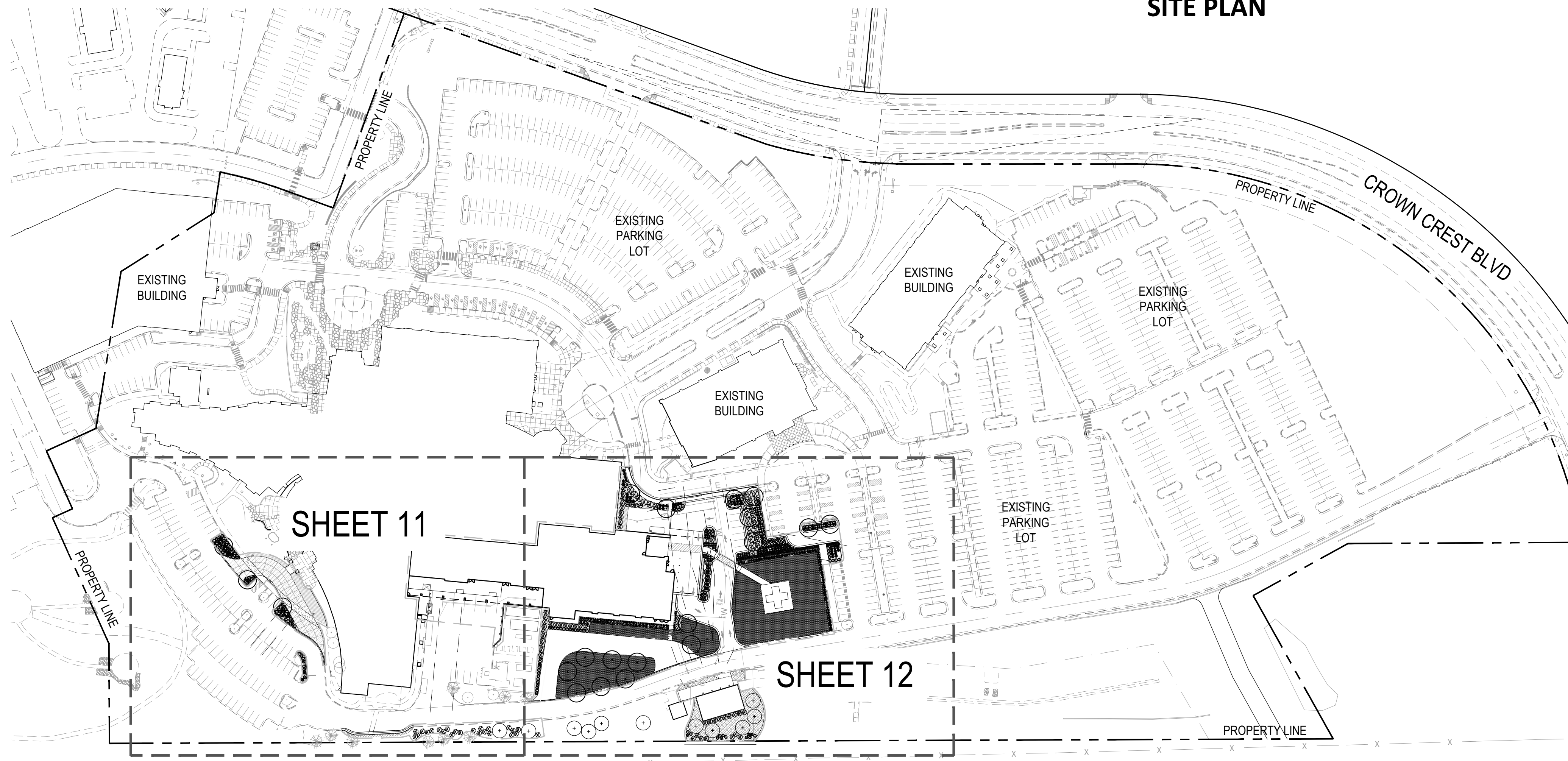
**9 of 24**

# CROWN POINT FILING 1 AMENDMENT 30

## LOT 1, TRACT A & B

LOCATED IN THE NW 1/4, SECTION 10, TOWNSHIP 6 SOUTH, RANGE 66 WEST,  
TOWN OF PARKER, DOUGLAS COUNTY, COLORADO.

### SITE PLAN



Based on next page  
Island 1 has 2 trees.

### PARKING LOT INTERIOR LANDSCAPE CHART:

ISLAND TYPE	AREA OF THE ISLAND	# OF TREES REQUIRED (1/ 162 FT)	# OF TREES PROVIDED	# OF SHRUBS REQUIRED (5/162 FT)	# OF SHRUBS PROVIDED
ISLAND 1	772 SQ. FT	1	1	<del>42</del> 46	45
ISLAND 2	433 SQ. FT.	1	1	23	23
ISLAND 3	385 SQ. FT	1	1	20	23
ISLAND 4	316 SQ. FT	1	2	15	16
ISLAND 5	563 SQ. FT	1	1	32	41
ISLAND 6	337 SQ. FT	1	1	17	17
TOTALS:	<del>2,696</del> 2,806 SQ. FT	<del>7</del> 6	<del>8</del> 7	<del>140</del> 152	<del>156</del> 165

\*(1) EXTRA TREE IS BEING PROVIDED = 10 SHRUBS.

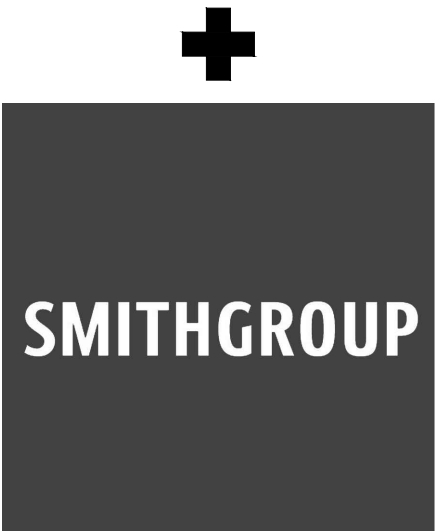
LANDSCAPE AREA TYPE	# OF TREES REQUIRED	# OF TREES PROVIDED	# OF SHRUBS REQUIRED	# OF SHRUBS PROVIDED
PARKING LOT INTERIOR	<del>7</del> SHRUBS	<del>6</del> TREES	<del>140</del> SHRUBS	<del>156</del> SHRUBS

NOTE: TABLE ACCOUNTS FOR THE LANDSCAPED AREA OF THE PARKING LOT INTERIOR, NOT THE AREA OF THE ENTIRE PARKING LOT INTERIOR. See numbers above



BOULDER ASSOCIATES

1426 PEARL STREET, SUITE 300  
BOULDER, COLORADO 80302  
303.499.7795



### ADVENTHEALTH PARKER FACILITY EXPANSION

CROWN POINT, 30TH AMDMT  
LOT 1, TRACT A & B  
PARKER, CO 80138

SUBMITTALS	DESCRIPTION	DATE
1ST SUBMITTAL		06/03/2024
2ND SUBMITTAL		08/16/2024

### 1 LANDSCAPE PLAN

SCALE: 1" = 100"

Are these provided numbers for all landscaping proposing including the parking lot interior? If so, please remove the parking lot interior landscaping from this overall since they are exclusive of each other.

### OVERALL INTERNAL LANDSCAPING CHARTS:

	TREE REQUIREMENT (1 / 1,500 SF)			SHRUB REQUIREMENT (5 / 1,500 SF)			TREE EQUIVALENT CALCULATION (10 SHRUBS = 1 TREE)		
	REQUIRED	PROVIDED	SURPLUS / DEFICIT	REQUIRED	PROVIDED	SURPLUS / DEFICIT	SHRUBS AVAILABLE FOR TREE EQUIVALENTS	TOTAL EQUIVALENT TREES	TOTAL TREE & TREE EQUIVALENTS PROVIDED
DISTURBED LANDSCAPE AREA: 35,181 SF	24	31	+7	118	395	+277	277	28	31

Is this the proposed additional landscaping to be added or the area of the lot disturbed with this proposed addition? If this is only the disturbed area, please also add the amount of new landscaping proposed?

MINIMUM EVERGREEN REQUIREMENT	REQUIRED	PROVIDED
MINIMUM EVERGREEN REQUIREMENT	25%	
NUMBER OF TREES	REQUIRED	PROVIDED
31	8	11

PROPOSED LANDSCAPING TO BE REMOVED	AREA
	30,978 SF

Please add to this table that no trees are proposed to be removed as part of this addition.

I'm assuming this was included since the example I sent had this, but this is technically not needed as you are provided more trees than what is required.

### LANDSCAPING PERIMETER CHART:

LOCATION	LENGTH / %	TREE REQUIREMENTS (1 / 25 LF)			SHRUB REQUIREMENT (5 / 25 LF)			TREE EQUIVALENT CALCULATION		
		REQUIRED	PROVIDED	SURPLUS / DEFICIT	REQUIRED	PROVIDED	SURPLUS / DEFICIT	SHRUBS AVAILABLE FOR TREE EQUIVALENTS	TOTAL EQUIVALENT TREES	TOTAL TREE & TREE EQUIVALENTS PROVIDED
SOUTH PROPERTY LINE	263 LF	<del>10</del> 7	10	0	<del>53</del> 33	53	0	0	0	10
MIN. EVERGREEN TREE REQUIREMENT	40%	4	6	+3						

Based on plans this looks to be 11 trees.

DATE  
08/16/2024

PARKER PROJECT NUMBER  
SP24-XXX

SHEET TITLE  
**OVERALL LANDSCAPE PLAN**

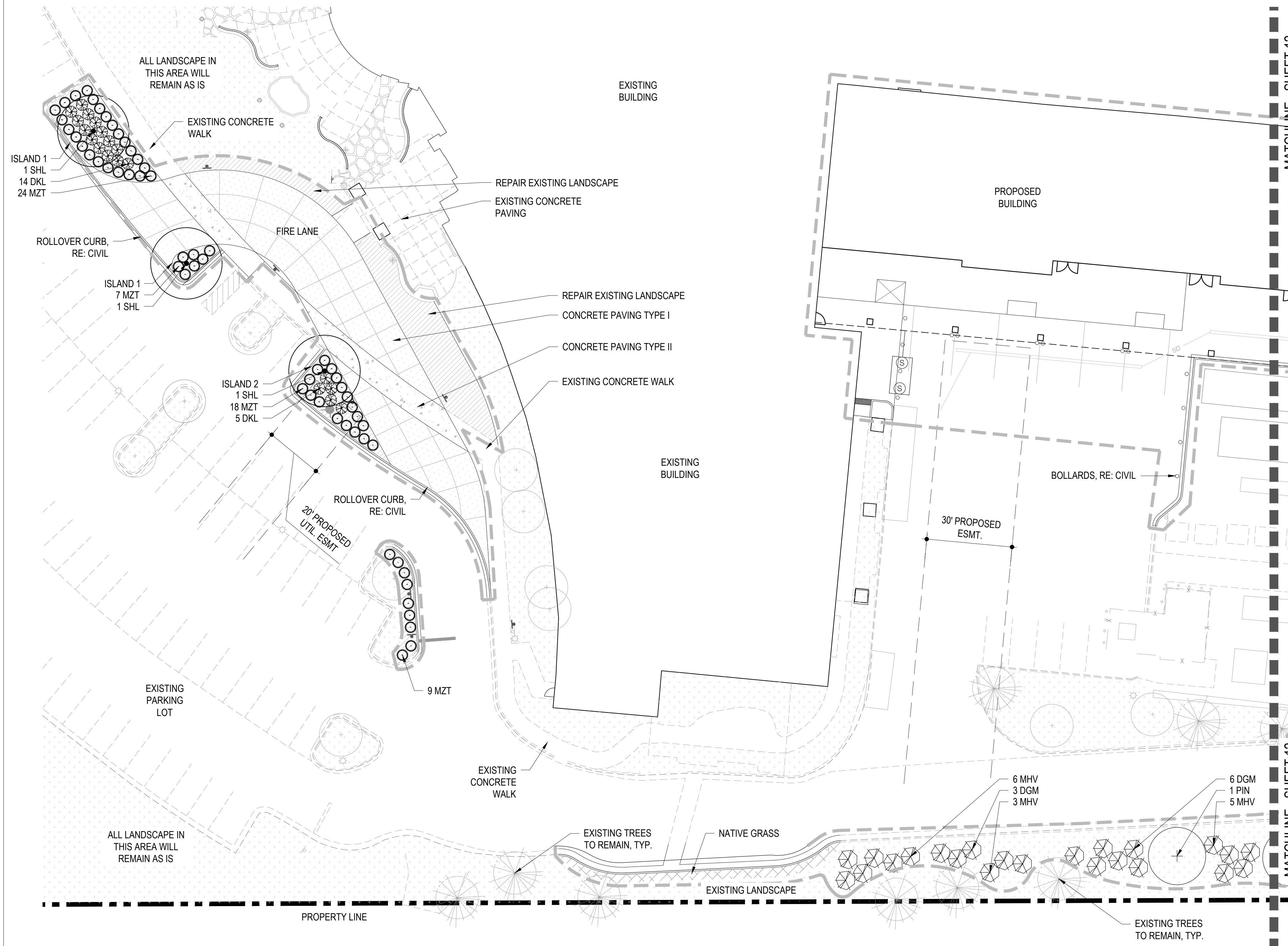
DRAWING NUMBER  
**10 of 24**

# CROWN POINT FILING 1 AMENDMENT 30

## LOT 1, TRACT A & B

LOCATED IN THE NW 1/4, SECTION 10, TOWNSHIP 6 SOUTH, RANGE 66 WEST,  
TOWN OF PARKER, DOUGLAS COUNTY, COLORADO.

### SITE PLAN



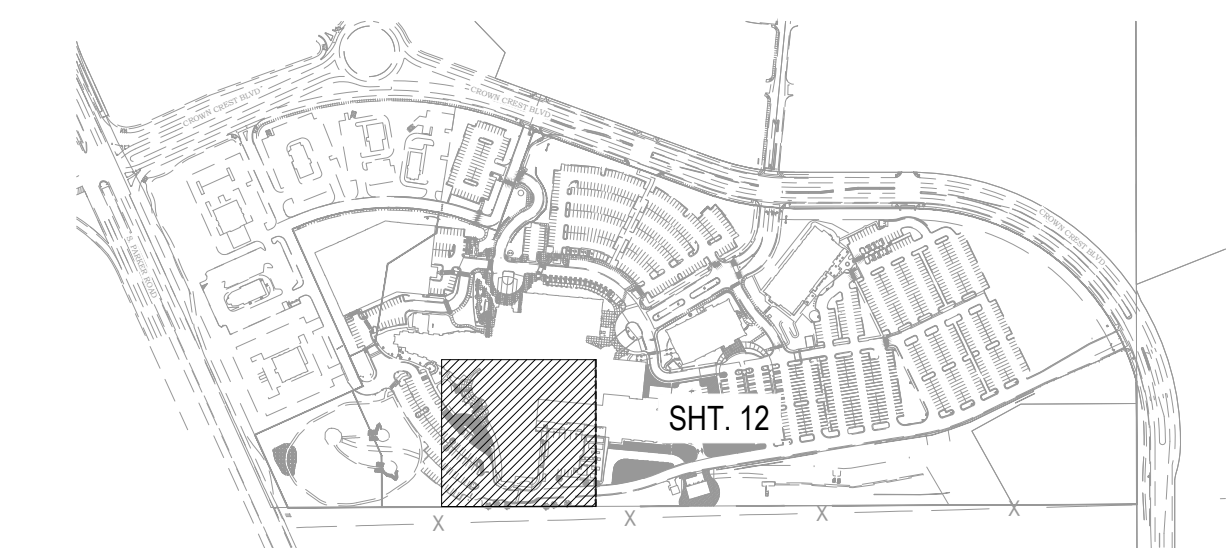
#### MATERIAL LEGEND:

- PROPERTY LINE
- MATCHLINE
- LIMIT OF WORK
- STEEL EDGER
- CONCRETE PAVING TYPE I - VEHICULAR (6" TH) W/ TOOLED JOINTS  
COLOR: INTEGRAL COLOR. COLOR: TBD  
FINISH: LIGHT ACID ETCH
- CONCRETE PAVING TYPE II - VEHICULAR (6" TH) W/ TOOLED JOINTS  
COLOR: STANDARD GRAY  
FINISH: LIGHT BROOM
- 1-1/2" RIVER ROCK MULCH

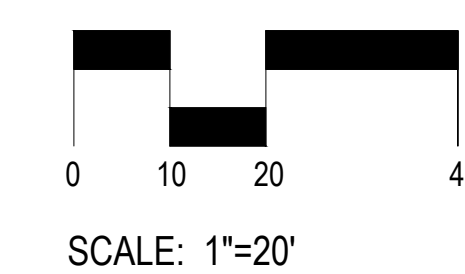
#### PLANTING LEGEND:

- DECIDUOUS SHADE TREE
- EXISTING TREE
- ORNAMENTAL TREE
- EVERGREEN TREE
- DECIDUOUS SHRUB
- EVERGREEN SHRUB
- ORNAMENTAL GRASSES
- LOW GROW NATIVE SEED MIX
- NATURE'S PRAIRIE SOD  
PRODUCER: TURF MASTERS LLC
- EXISTING LANDSCAPE

#### KEY MAP:



1 LANDSCAPE PLAN  
11 SCALE: 1" = 20'



BOULDER ASSOCIATES

1426 PEARL STREET, SUITE 300  
BOULDER, COLORADO 80302  
303.499.7795



SMITHGROUP

#### ADVENTHEALTH PARKER FACILITY EXPANSION

CROWN POINT, 30TH AMDMT  
LOT 1, TRACT A & B  
PARKER, CO 80138

SUBMITTALS	
DESCRIPTION	DATE
1ST SUBMITTAL	06/03/2024
2ND SUBMITTAL	08/16/2024

DATE  
08/16/2024

PARKER PROJECT NUMBER  
SP24-XXX

SHEET TITLE  
**LANDSCAPE  
PLAN**

DRAWING NUMBER

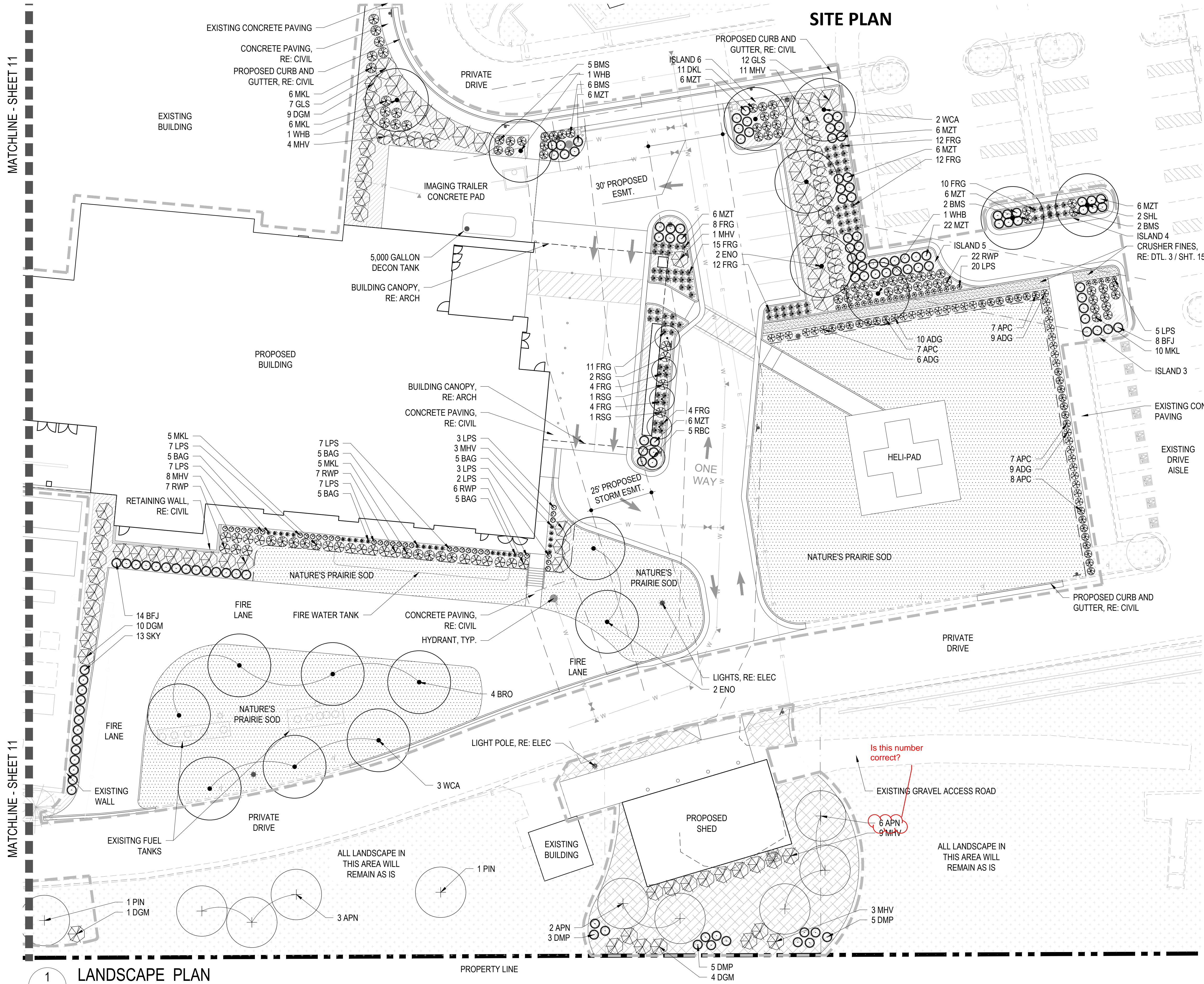
**11 of 24**

# CROWN POINT FILING 1 AMENDMENT 30

## LOT 1, TRACT A & B

LOCATED IN THE NW 1/4, SECTION 10, TOWNSHIP 6 SOUTH, RANGE 66 WEST,  
TOWN OF PARKER, DOUGLAS COUNTY, COLORADO.

### SITE PLAN



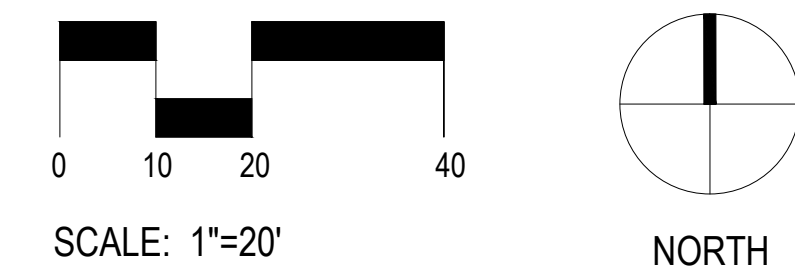
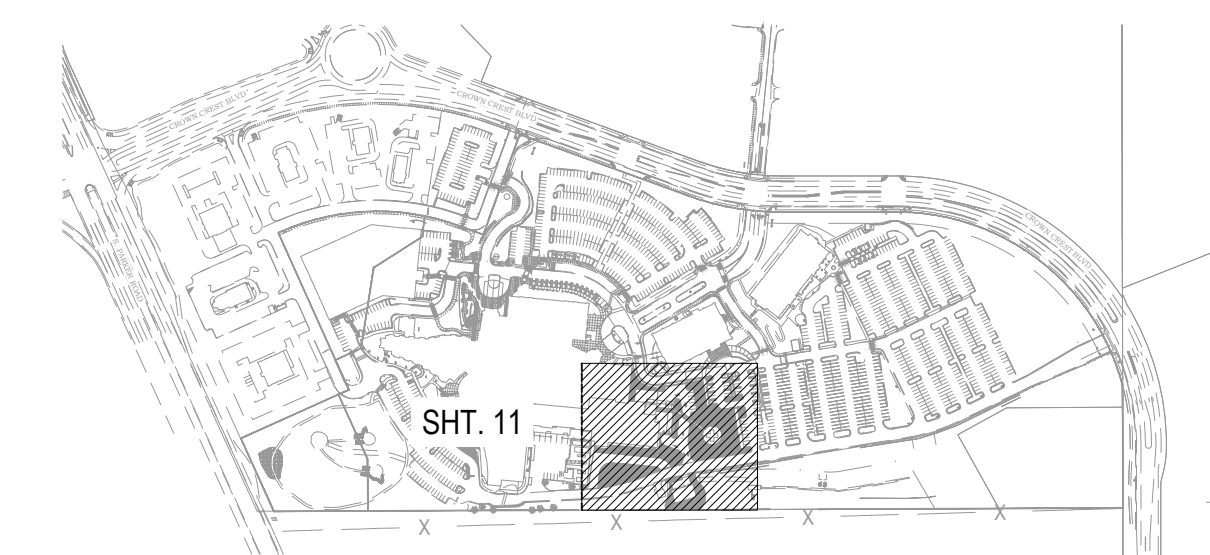
#### MATERIAL LEGEND:

- PROPERTY LINE
- MATCHLINE
- LIMIT OF WORK
- STEEL EDGER
- CONCRETE PAVING TYPE I - VEHICULAR (6" TH) W/ TOOLED JOINTS  
COLOR: INTEGRAL COLOR. COLOR: TBD  
FINISH: LIGHT ACID ETCH
- CONCRETE PAVING TYPE II - VEHICULAR (6" TH) W/ TOOLED JOINTS  
COLOR: STANDARD GRAY  
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- 1-1/2" RIVER ROCK MULCH

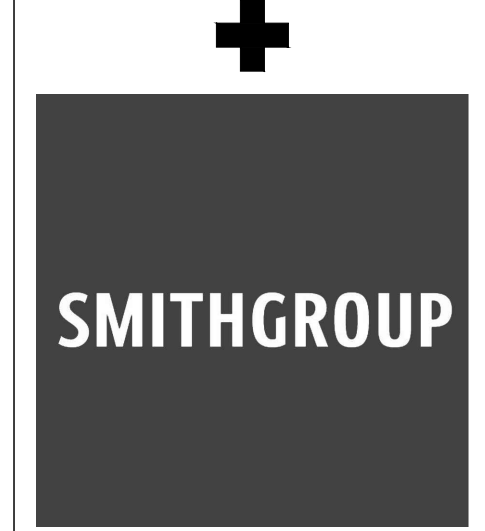
#### PLANTING LEGEND:

- DECIDUOUS SHADE TREE
- EXISTING TREE
- ORNAMENTAL TREE
- EVERGREEN TREE
- DECIDUOUS SHRUB
- EVERGREEN SHRUB
- ORNAMENTAL GRASSES
- LOW GROW NATIVE SEED MIX
- NATURE'S PRAIRIE SOD  
PRODUCER: TURF MASTERS LLC
- EXISTING LANDSCAPE

#### KEY MAP:



1426 PEARL STREET, SUITE 300  
BOULDER, COLORADO 80302  
303.499.7795



### ADVENTHEALTH PARKER FACILITY EXPANSION

CROWN POINT, 30TH AMDMT  
LOT 1, TRACT A & B  
PARKER, CO 80138

SUBMITTALS

DESCRIPTION	DATE
1ST SUBMITTAL	06/03/2024
2ND SUBMITTAL	08/16/2024

DATE: 08/16/2024

PARKER PROJECT NUMBER: SP24-XXX

SHEET TITLE: **LANDSCAPE PLAN**

DRAWING NUMBER: **12 of 24**

5/28/2024 2:48:57 PM  
 Autodesk Docs/7236365\_MM AdvenHealth Parker Hospital (24/236365.00 AM Parker CS-Arch)

MATCHLINE - SHEET 11

MATCHLINE - SHEET 11

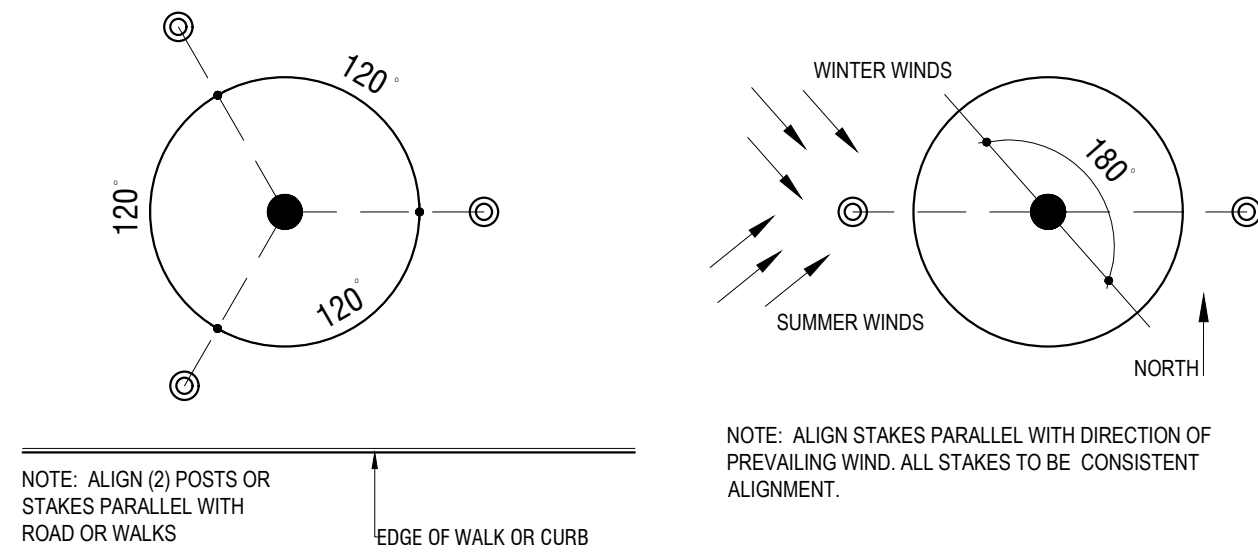
1 LANDSCAPE PLAN  
12 SCALE: 1" = 20'

# CROWN POINT FILING 1 AMENDMENT 30

## LOT 1, TRACT A & B

LOCATED IN THE NW 1/4, SECTION 10, TOWNSHIP 6 SOUTH, RANGE 66 WEST,  
TOWN OF PARKER, DOUGLAS COUNTY, COLORADO.

### SITE PLAN



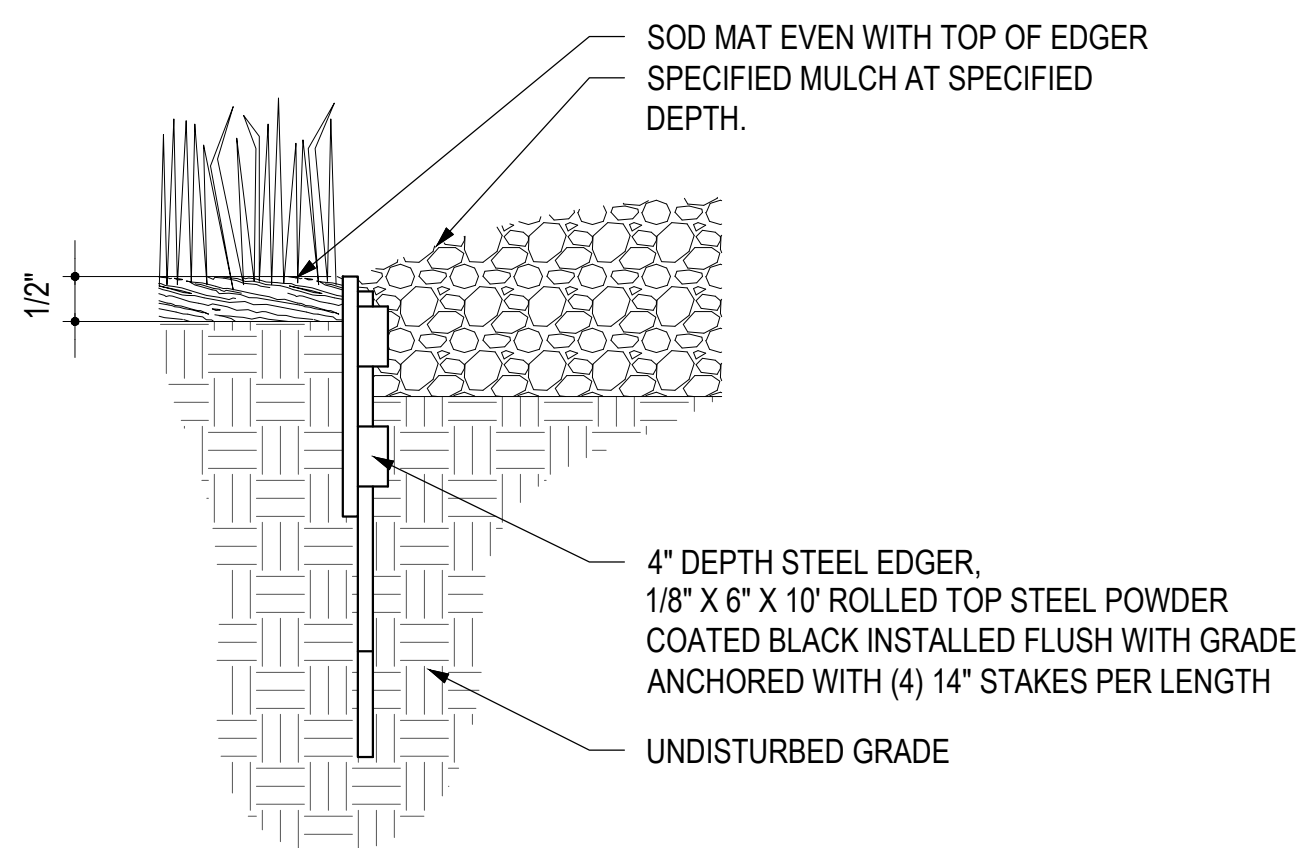
NOTE: ALIGN (2) POSTS OR STAKES PARALLEL WITH ROAD OR WALKS  
EDGE OF WALK OR CURB

NOTE: ALIGN STAKES PARALLEL WITH DIRECTION OF PREVAILING WIND. ALL STAKES TO BE CONSISTENT ALIGNMENT.

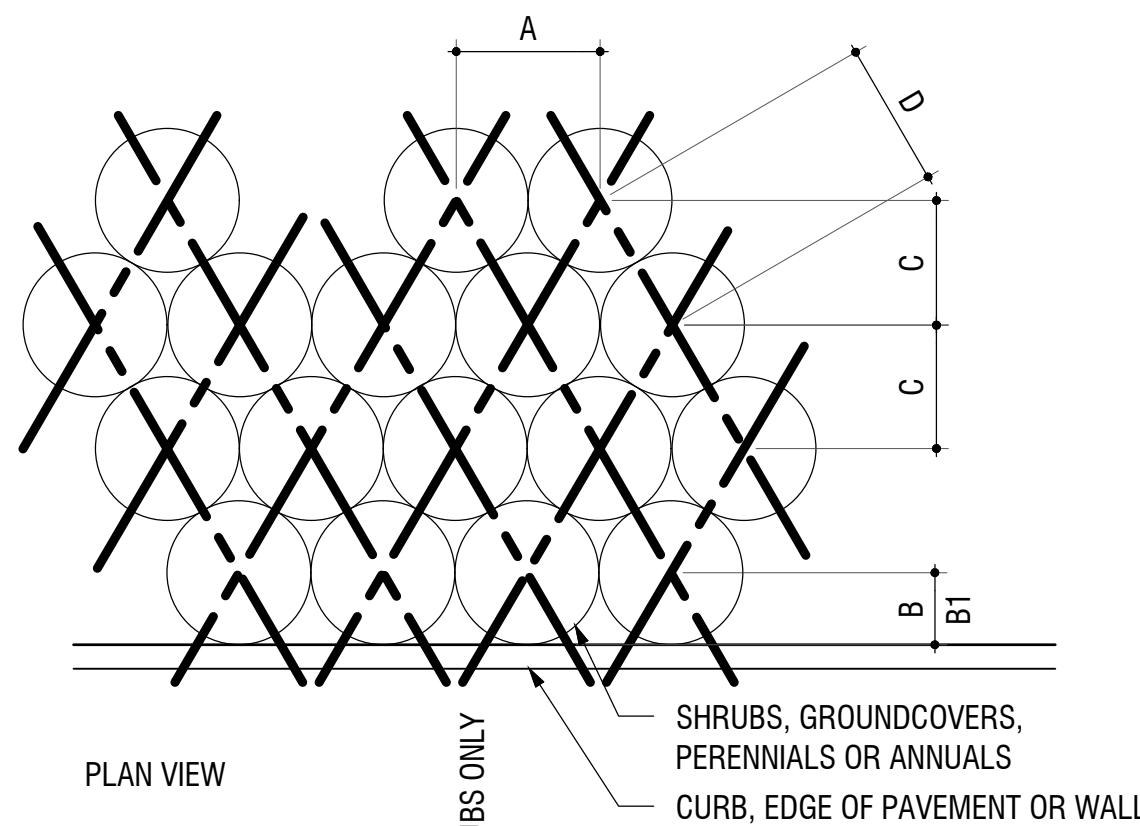
TREE GUYING OR THREE STAKE LAYOUT

TREE GUYING IN OPEN AREAS

5 TREE GUYING DETAIL  
14 SCALE: 3/4" = 1'-0"

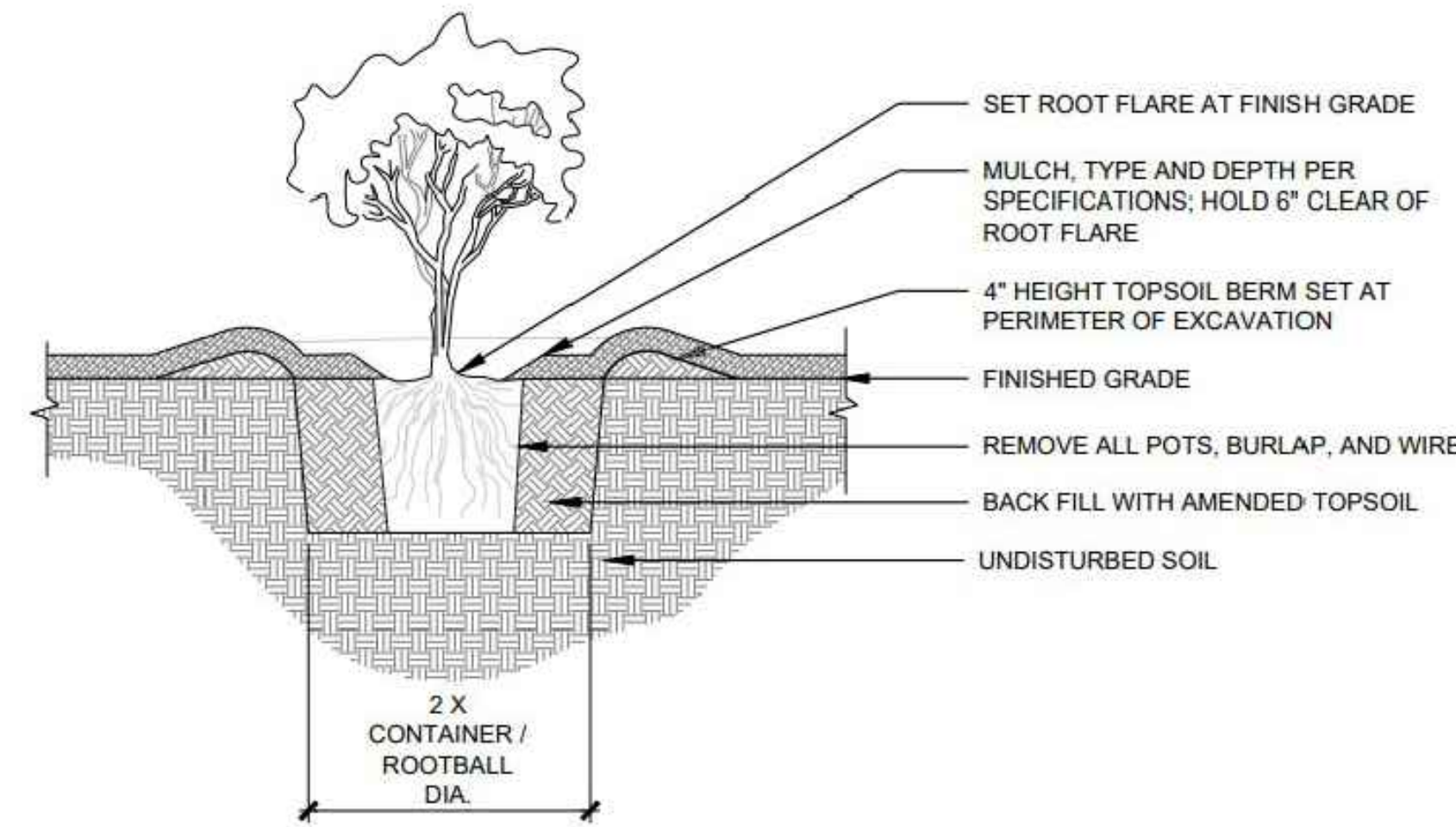


6 STEEL EDGER DETAIL  
14 SCALE: 3/4" = 1'-0"

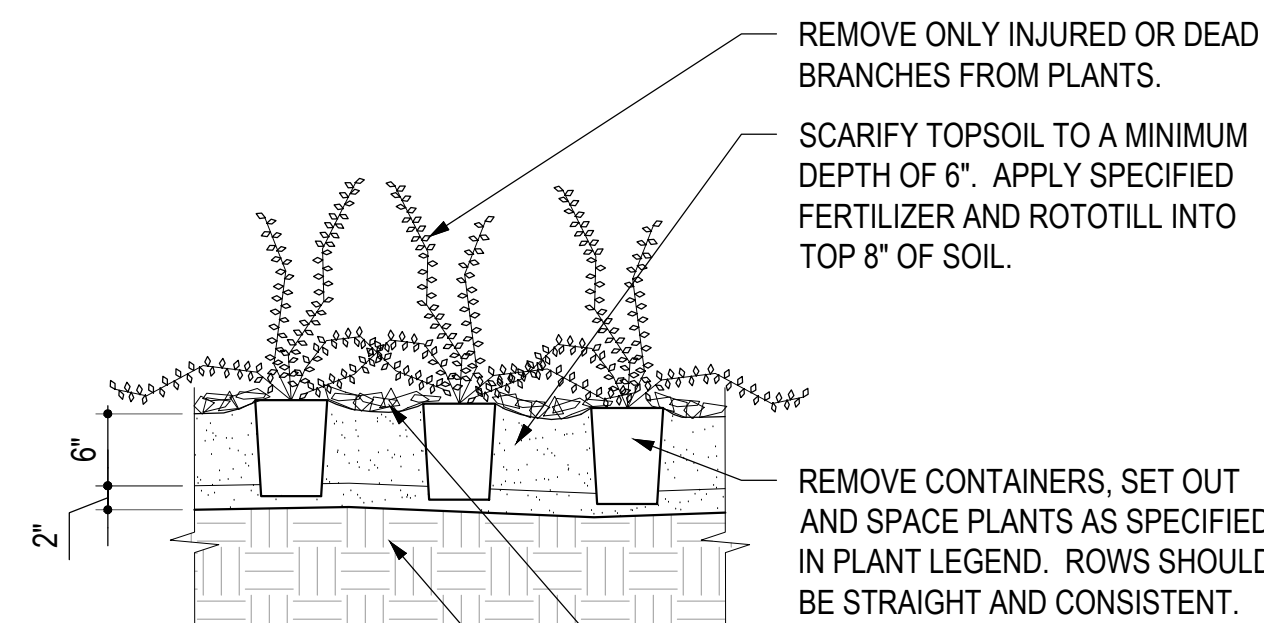


PLANT SPACING	A	B	B1	C	D
6"	6"	6"	6"	5"	6"
8"	8"	6"	8"	7"	8"
12"	12"	6"	12"	10"	12"
18"	18"	8"	18"	15"	18"
24"	24"	18"	24"	20"	24"
30"	30"	18"	30"	26"	30"
36"	36"	24"	36"	31"	36"
48"	48"	24"	48"	41"	48"

7 PLANT SPACING DETAIL  
14 SCALE: 3/4" = 1'-0"



3 SHRUB PLANTING DETAIL  
14 SCALE: NTS



4 GROUNDCOVER DETAIL  
14 SCALE: 3/4" = 1'-0"

**TOWN OF PARKER STANDARD DETAILS**

**PARKER COLORADO**  
Parks and Recreation

**4' ORANGE CONSTRUCTION FENCE WITH 6" T-POST, 6' O.C.**

**TREE**

**PLAN**

THE AREA INSIDE A PERIMETER ESTABLISHED AT THE CRITICAL ROOT ZONE (CRZ), THE CRZ IS EQUAL TO THE DRIPLINE, FURTHEST EXTENT OF TREE CANOPY, ONE FOOT RADIIALLY FROM THE TREE FOR EVERY ONE INCH OF TRUNK DIAMETER AT BREAST HEIGHT (DBH) ± 5 ABOVE SOIL LINE, WHICHEVER IS GREATEST.

**TREE DRIPLINE**

**ZONE 2 LOWER CANOPY PROTECTION**  
CONTACT OWNER PRIOR TO WORK FOR ANY PRUNING REQUIRED TO ACCOMMODATE OTHER NEW WORK.

**INSTALL 6" T-POSTS @ 6' O.C. AT PERIMETER OF TREE PROTECTION AREA/CRZ. ATTACH 4" ORANGE CONSTRUCTION FENCE TO T-POSTS USING (3) CABLE TIES PER POST.**

**ZONE 3**  
REQUIRED IF CONSTRUCTION OCCURS WITHIN TEN FEET OR LESS (PERMITTED INSIDE THE CRZ ONLY IF EQUIPMENT IS OPERATED EXCLUSIVELY ON EXISTING HARDSCAPE AND NO SOIL COMPACTION TAKES PLACE).

**DO NOT TRENCH, FILL, PARK VEHICLES, OR STORE MATERIALS WITHIN TREE PROTECTION AREA / CRZ.**

**TYPICAL ROOT GROWTH FOR TREE**

**ZONE 1**  
ANY DIGGING, EXCAVATING, TRENCHING, CHANGING OF GRADE, OR OTHER ACTIONS THAT MAY POTENTIALLY IMPACT THE ROOTING ENVIRONMENT MUST BE AUTHORIZED BY THE OWNER PRIOR TO WORK COMMENCEMENT. WORK WITHIN THE CRZ MUST TAKE PLACE IN ACCORDANCE WITH THE CONDITIONS ESTABLISHED BY THE OWNER.

**NOTES:**

- FENCING HEIGHT MUST BE A MINIMUM OF 48".
- ATTACH "TREE PROTECTION AREA" SIGNS TO FENCING EVERY 50 FEET.
- CONSTRUCTION FENCE SHALL BE INSTALLED PRIOR TO OTHER BMP'S AND ANY LAND DISTURBING ACTIVITIES.
- ANY DAMAGED FENCE SHALL BE REPAIRED ON A DAILY BASIS.
- MULCH TO BE "NATURAL WOOD MULCH" FROM A-1 ORGANICS.

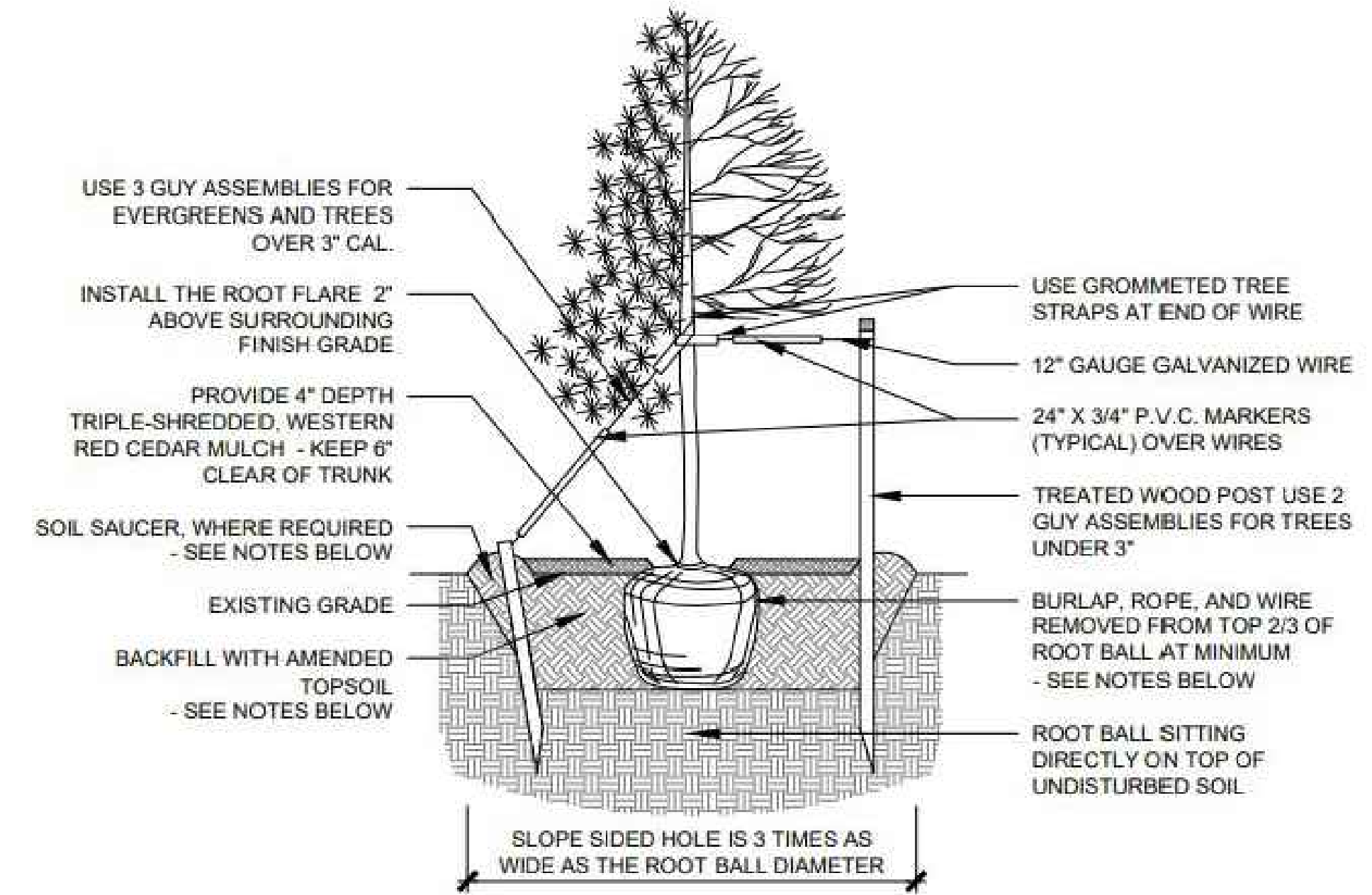
**TREE PROTECTION FENCING**  
1/4" = 1'-0"

DATE: MAY 2023 | DETAIL SD-1

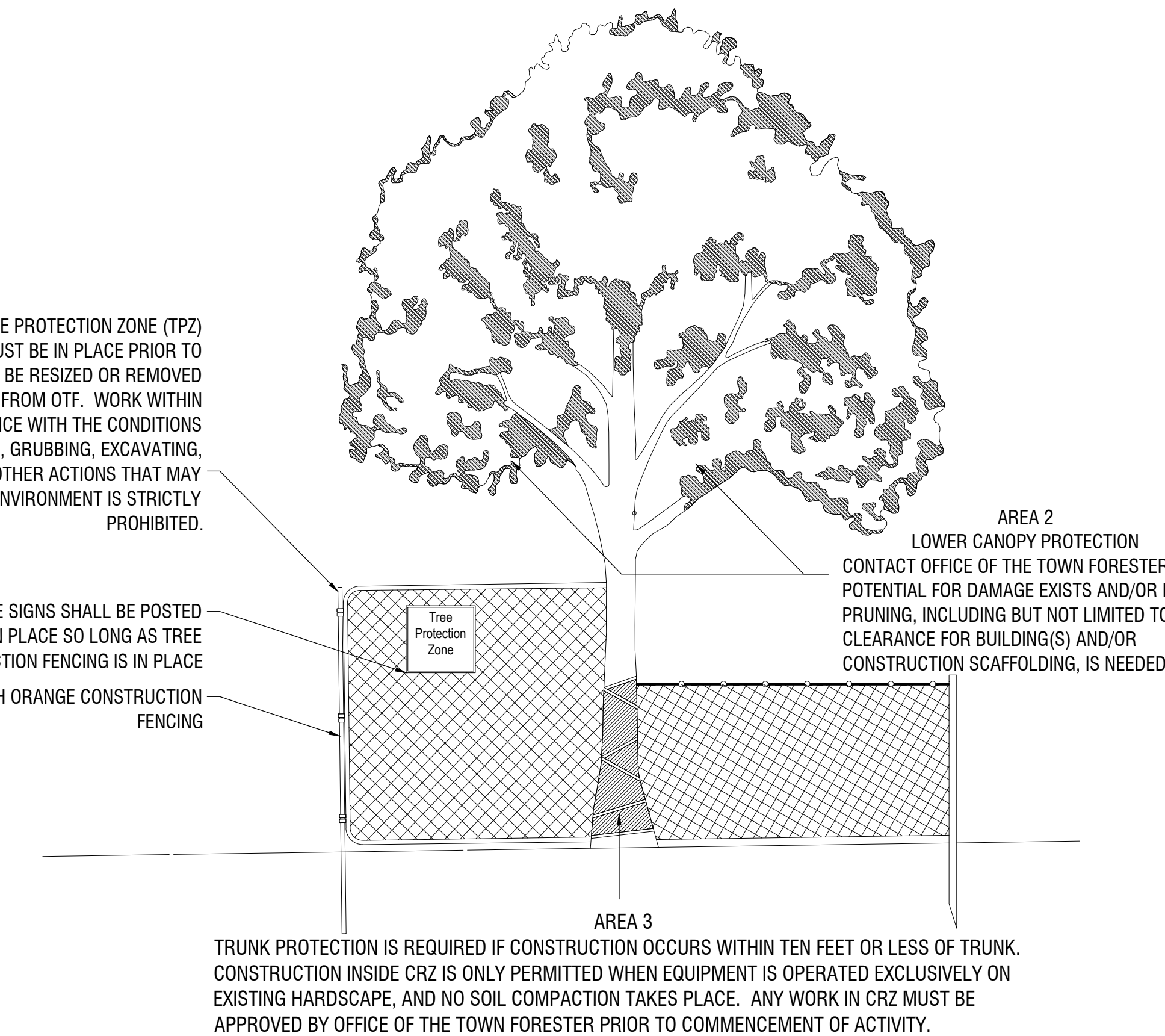
AREA 1  
DENOTES PERIMETER OF TREE PROTECTION ZONE (TPZ)  
TREE PROTECTION ZONE MUST BE IN PLACE PRIOR TO COMMENCEMENT OF WORK. TPZ MAY NOT BE RESIZED OR REMOVED AT ANY TIME WITHOUT PRIOR APPROVAL FROM OTF. WORK WITHIN TPZ MUST TAKE PLACE IN ACCORDANCE WITH THE CONDITIONS ESTABLISHED BY THE OTF. DIGGING, GRUBBING, EXCAVATING, TRENCHING, CHANGING OF GRADE, OR OTHER ACTIONS THAT MAY POTENTIALLY IMPACT THE ROOTING ENVIRONMENT IS STRICTLY PROHIBITED.

TREE PROTECTION ZONE SIGNS SHALL BE POSTED AND SHALL REMAIN IN PLACE SO LONG AS TREE PROTECTION FENCING IS IN PLACE  
T-POSTS WITH ORANGE CONSTRUCTION FENCING

2 TREE PRESERVATION DETAIL  
14 SCALE: 3/4" = 1'-0"



1 TREE PLANTING DETAIL  
14 SCALE: NTS



AREA 2  
LOWER CANOPY PROTECTION  
CONTACT OFFICE OF THE TOWN FORESTER IF POTENTIAL FOR DAMAGE EXISTS AND/OR IF PRUNING, INCLUDING BUT NOT LIMITED TO CLEARANCE FOR BUILDING(S) AND/OR CONSTRUCTION SCAFFOLDING, IS NEEDED.

AREA 3  
TRUNK PROTECTION IS REQUIRED IF CONSTRUCTION OCCURS WITHIN TEN FEET OR LESS OF TRUNK. CONSTRUCTION INSIDE CRZ IS ONLY PERMITTED WHEN EQUIPMENT IS OPERATED EXCLUSIVELY ON EXISTING HARDSCAPE, AND NO SOIL COMPACTION TAKES PLACE. ANY WORK IN CRZ MUST BE APPROVED BY OFFICE OF THE TOWN FORESTER PRIOR TO COMMENCEMENT OF ACTIVITY.



BOULDER ASSOCIATES  
1426 PEARL STREET, SUITE 300  
BOULDER, COLORADO 80302  
303.499.7795



ADVENTHEALTH  
PARKER FACILITY  
EXPANSION

CROWN POINT, 30TH AMDMT  
LOT 1, TRACT A & B  
PARKER, CO 80138

SUBMITTALS

DESCRIPTION	DATE
1ST SUBMITTAL	06/03/2024
2ND SUBMITTAL	08/16/2024

DATE  
08/16/2024

PARKER PROJECT NUMBER  
SP24-XXX

SHEET TITLE  
PLANTING  
DETAILS

DRAWING NUMBER

14 of 24

# CROWN POINT FILING 1 AMENDMENT 30

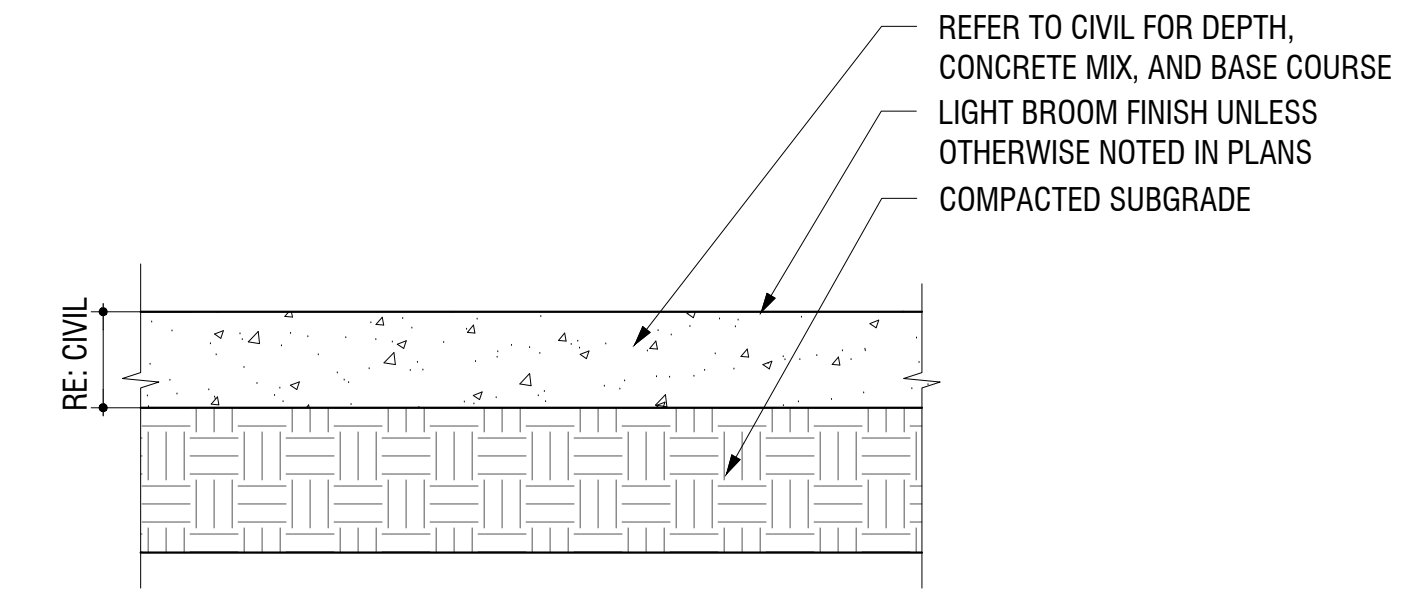
## LOT 1, TRACT A & B

LOCATED IN THE NW 1/4, SECTION 10, TOWNSHIP 6 SOUTH, RANGE 66 WEST,  
TOWN OF PARKER, DOUGLAS COUNTY, COLORADO.

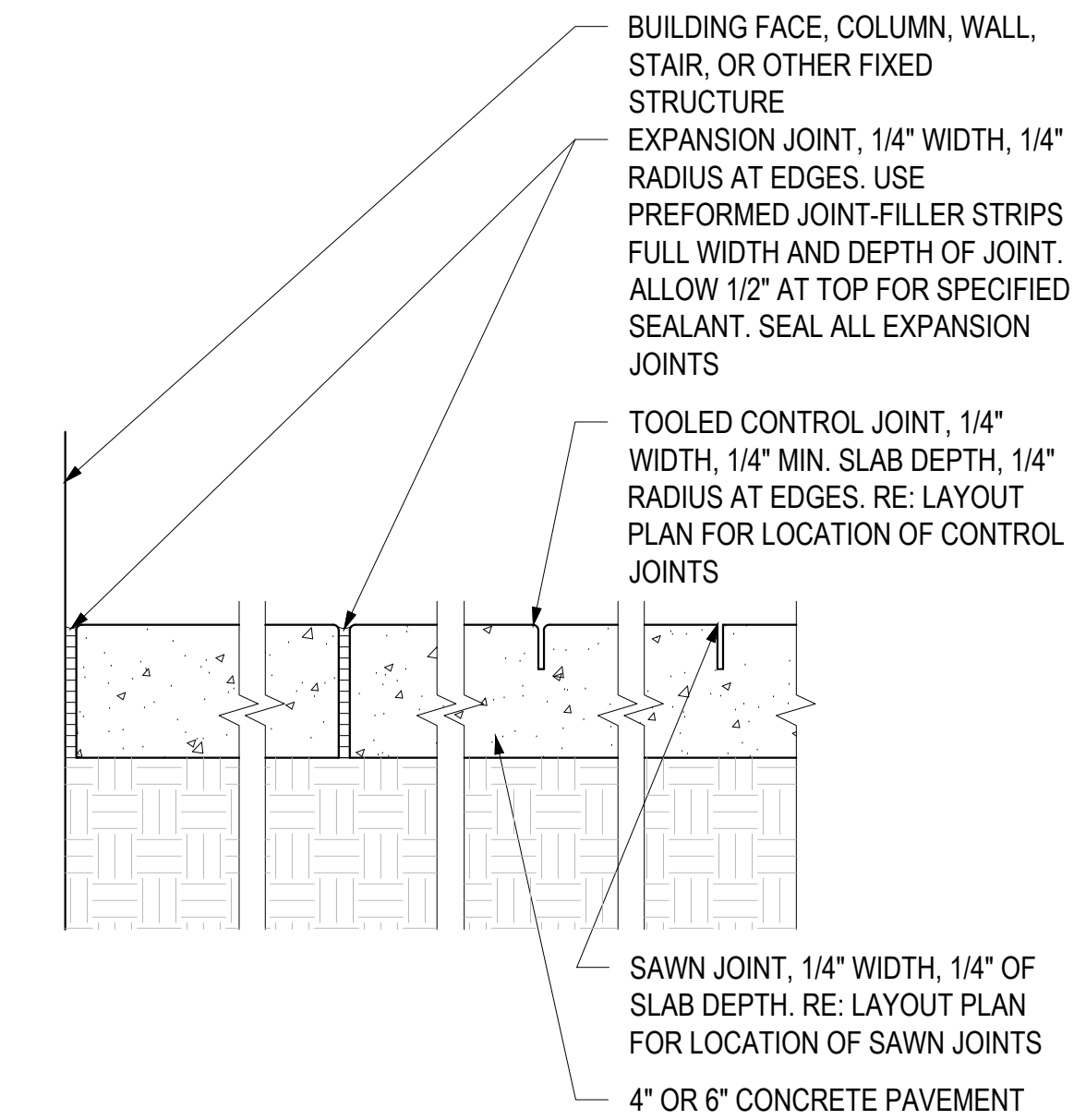
### SITE PLAN

Did the chain link fence get removed?

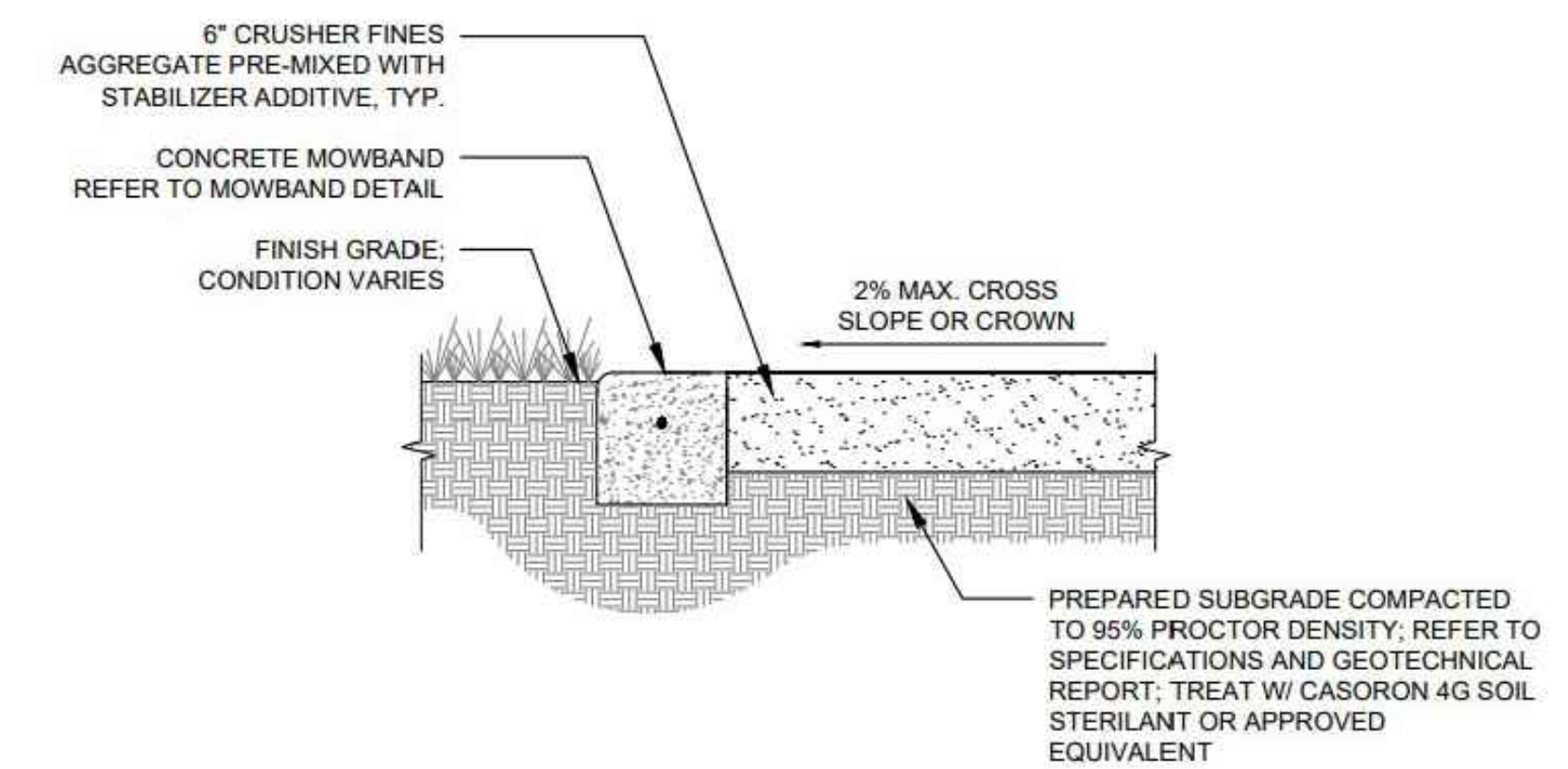
Add bollards and all additional exterior elements  
proposed to be added to the site.



1  
15 CONCRETE PAVING DETAIL - PEDESTRIAN  
SCALE: 1 1/2" = 1'-0"



2  
15 CONCRETE JOINTING  
SCALE: 1-1/2" = 1'-0"



3  
15 CRUSHER FINES DETAIL  
SCALE: 3/4" = 1'-0"



BOULDER ASSOCIATES

1426 PEARL STREET, SUITE 300  
BOULDER, COLORADO 80302  
303.499.7795



SMITHGROUP

### ADVENTHEALTH PARKER FACILITY EXPANSION

CROWN POINT, 30TH AMDMT  
LOT 1, TRACT A & B  
PARKER, CO 80138

SUBMITTALS	
DESCRIPTION	DATE
1ST SUBMITTAL	06/03/2024
2ND SUBMITTAL	08/16/2024

DATE  
08/16/2024

PARKER PROJECT NUMBER  
SP24-XXX

SHEET TITLE

SITE DETAILS

DRAWING NUMBER

15 of 24

# CROWN POINT FILING 1 AMENDMENT 30

## LOT 1, TRACT A & B

LOCATED IN THE NW 1/4, SECTION 10, TOWNSHIP 6 SOUTH, RANGE 66 WEST,  
TOWN OF PARKER, DOUGLAS COUNTY, COLORADO.

### SITE PLAN

#### PARKING ANALYSIS

EXISTING					
PARKING	BEDS	GFA (SF)	PARKING FORMULA	REQUIRED	PROVIDED
MEDICAL OFFICE BUILDINGS	-	256,815	1 PER 300 SF	856.05	1,601
HOSPITAL	179	-	1.5 PER PATIENT BED	268.50	88
ACCESSIBLE SPACES	-	-	20, PLUS 1 FOR EACH 100, OR FRACTION THEREOF, OVER...	22.00	88
				1,124.55	1,689

PROPOSED					
PARKING	BEDS	GFA (SF)	PARKING FORMULA	REQUIRED	PROVIDED
MEDICAL OFFICE BUILDINGS	-	256,815	1 PER 300 SF	856.05	1,475
HOSPITAL	329	-	1.5 PER PATIENT BED	493.50	-
POLICE*	-	-	-	-	7
EV*	-	-	-	-	9
ACCESSIBLE SPACES	-	-	20, PLUS 1 FOR EACH 100, OR FRACTION THEREOF, OVER...	23.00	69
				1,349.55	1,560

\*NEW SPACES ADDED TO OVERALL SITE

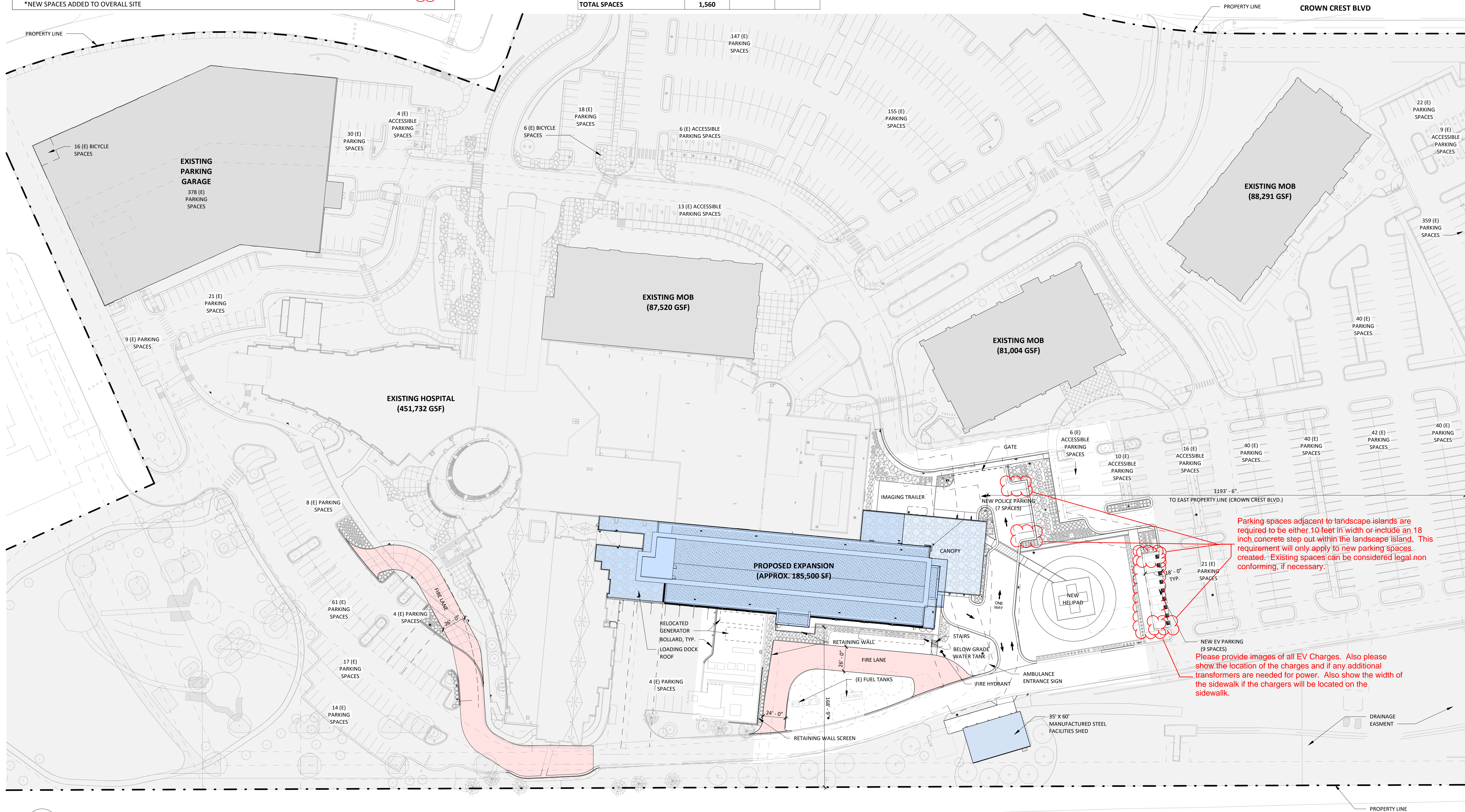
Please check this number. Based on the numbers listed on the site plan there are only 1,546.

It looks like all of these spaces are existing?

PARKING SPACE COUNT			
PARKING SPACE TYPE	COUNT	WIDTH	LENGTH
TYPICAL PARKING SPACES	1,475	9'-0"	18'-0" MIN
ACCESSIBLE SPACES	69	9'-0"	18'-0" MIN
POLICE SPACES	7	9'-0"	18'-0" MIN
EV SPACES	9	9'-0"	18'-0" MIN
<b>TOTAL SPACES</b>	<b>1,560</b>		

Please see comment below for size requirements.

Please add a similar table for the required and provided bicycle parking.

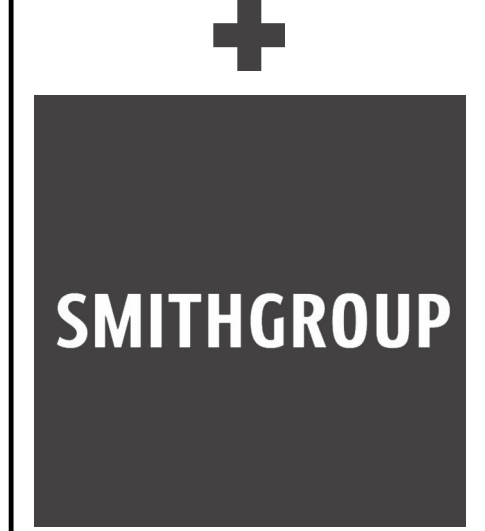


Parking spaces adjacent to landscape islands are required to be either 10 feet in width or include an 18 inch concrete step out within the landscape island. This requirement will only apply to new parking spaces created. Existing spaces can be considered legal non conforming, if necessary.

Please provide images of all EV Charges. Also please show the location of the charges and if any additional transformers are needed for power. Also show the width of the sidewalk if the chargers will be located on the sidewalk.



BOULDER ASSOCIATES  
1426 PEARL STREET, SUITE 300  
BOULDER, COLORADO 80302  
303.499.7795



#### ADVENTHEALTH PARKER FACILITY EXPANSION

CROWN POINT, 30TH AMDMT  
LOT 1, TRACT A & B  
PARKER, CO 80138  
SUBMITTALS  
DESCRIPTION DATE  
1ST SUBMITTAL 06/03/2024  
2ND SUBMITTAL 08/16/2024

DATE 06/03/2024  
PARKER PROJECT NUMBER SP24-062  
SHEET TITLE ARCHITECTURAL SITE PLAN  
DRAWING NUMBER

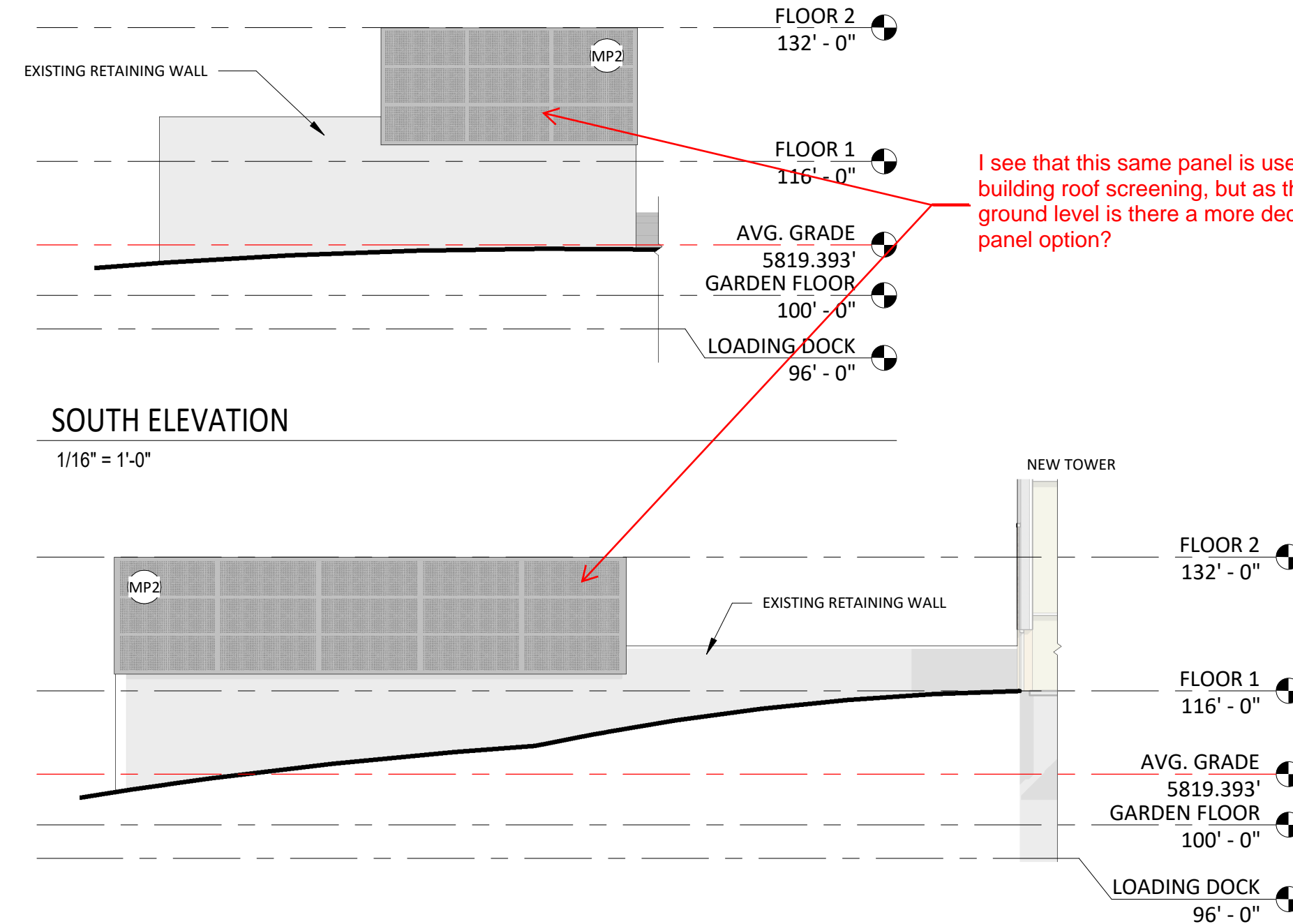
8/21/2024 9:22:53 AM  
A:\0624\005\228365\_MM AdvenHealth Parker Hospital R24\28365\_00\_AH Parker CS\_Arvt

# CROWN POINT FILING 1 AMENDMENT 30

## LOT 1, TRACT A & B

LOCATED IN THE NW 1/4, SECTION 10, TOWNSHIP 6 SOUTH, RANGE 66 WEST,  
TOWN OF PARKER, DOUGLAS COUNTY, COLORADO.

### SITE PLAN



### EAST ELEVATION - RETAINING WALL SCREEN

1/16" = 1'-0"

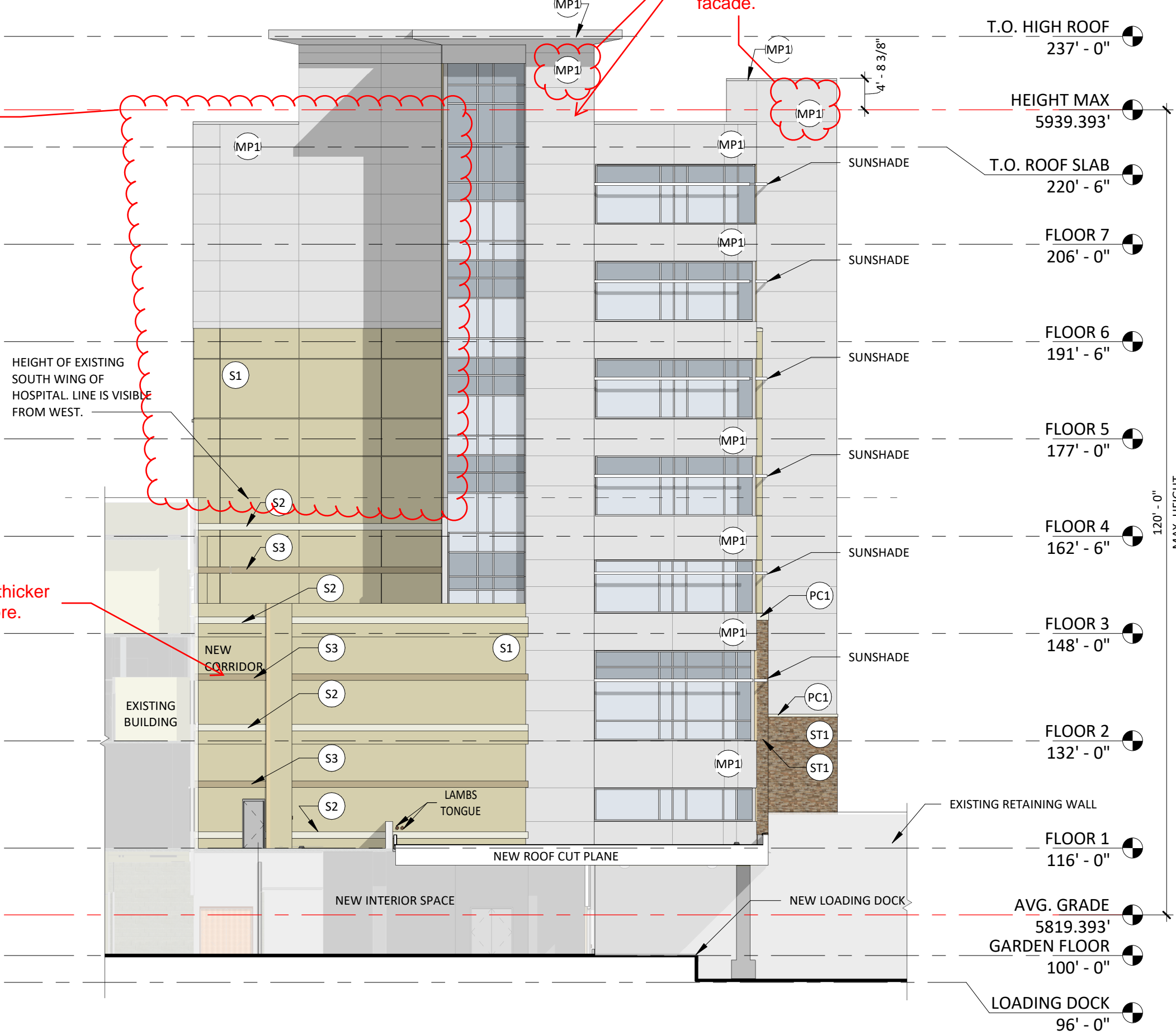
### EXTERIOR ELEVATION MATERIAL LEGEND

- S1 3/4" NOMINAL STUCCO (S1), COLOR TO MATCH EXISTING
- S2 3/4" NOMINAL STUCCO (S2) OVER EPS FOAM INSULATION TRIM, COLOR TO MATCH EXISTING
- S3 3/4" NOMINAL STUCCO (S3) OVER EPS FOAM INSULATION TRIM, COLOR TO MATCH EXISTING
- ST1 MANUFACTURED STONE VENEER, CHERRY CREEK LEIGE (MATCH EXISTING)
- PC1 PRECAST CONCRETE CAP, MIDWEST CAST STONE, COLOR: 1A
- MP1 COMPOSITE METAL PANEL, ALUCOBOND PLUS, COLOR: CHAMPAGNE METALLIC
- MP2 METAL PANEL ROOF SCREEN, PERFORATED
- MP3 DECORATIVE ART SCREEN WALL, PERFORATED
- SP STEEL PAINTED, COLOR TO MATCH EXISTING (LIGHT GRAY)
- BR BRAKE METAL, COLOR TO MATCH EXISTING (LIGHT GRAY)
- VISION GLAZING, COLOR TO MATCH EXISTING
- SPANDREL GLAZING, COLOR TO MATCH EXISTING
- MULLION COLOR TO MATCH EXISTING (ANODIZED ALUMINUM)

This elevation still needs additional articulation. Understand that the majority of this facade is hidden by the existing building, but where it can be seen, changes are needed.

Add the darker color metal color to this facade.

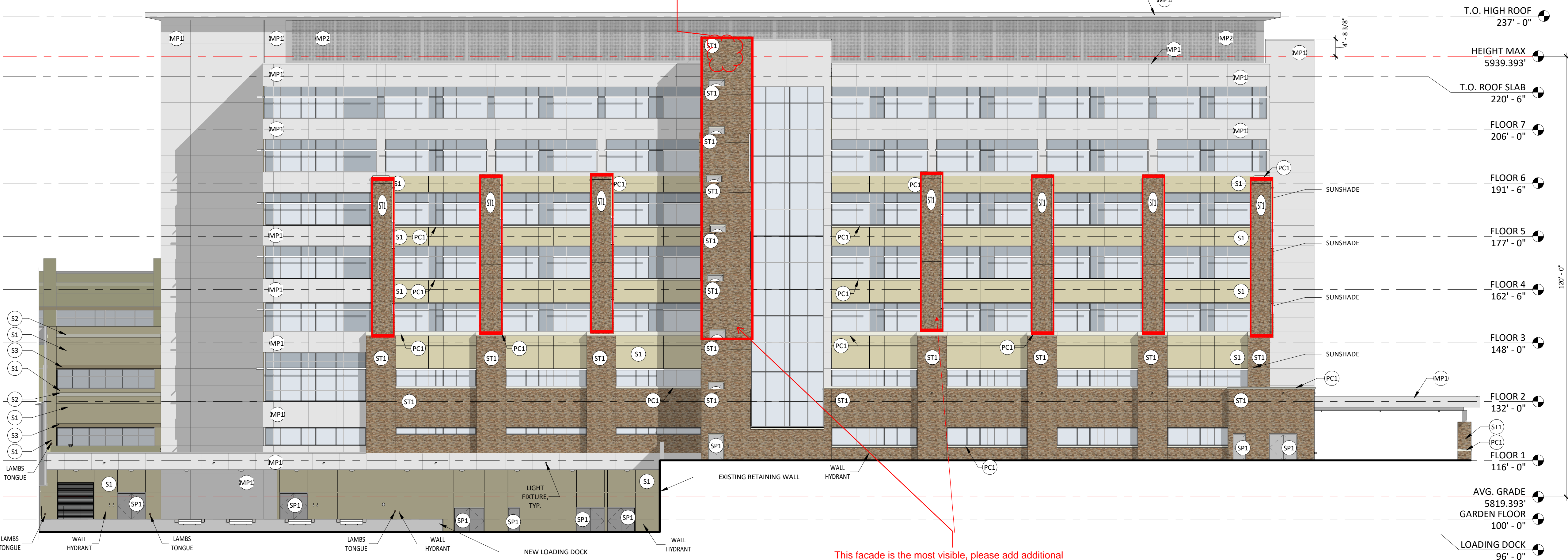
Not sure what can be done here, but this area need to be broken up.



### WEST ELEVATION

1/16" = 1'-0"

Consistent with changing up the metal color. Make this the darker color.



This facade is the most visible, please add additional stone and/or additional variation and articulation.



BOULDER ASSOCIATES

1426 PEARL STREET, SUITE 300  
BOULDER, COLORADO 80302  
303.499.7795



### ADVENTHEALTH PARKER FACILITY EXPANSION

CROWN POINT, 30TH AMDMT  
LOT 1, TRACT A & B  
PARKER, CO 80138

#### SUBMITTALS

DESCRIPTION	DATE
1ST SUBMITTAL	06/03/2024
2ND SUBMITTAL	08/16/2024

DATE  
06/03/2024

PARKER PROJECT NUMBER  
SP24-062

SHEET TITLE  
**EXTERIOR  
ELEVATIONS**

DRAWING NUMBER

**17 of 24**

8/21/2024 5:23:28 AM Autodesk Docs: 7/28/2025 MM AdventHealth Parker Hospital R24/250365.00 AM Parker CS-Actv

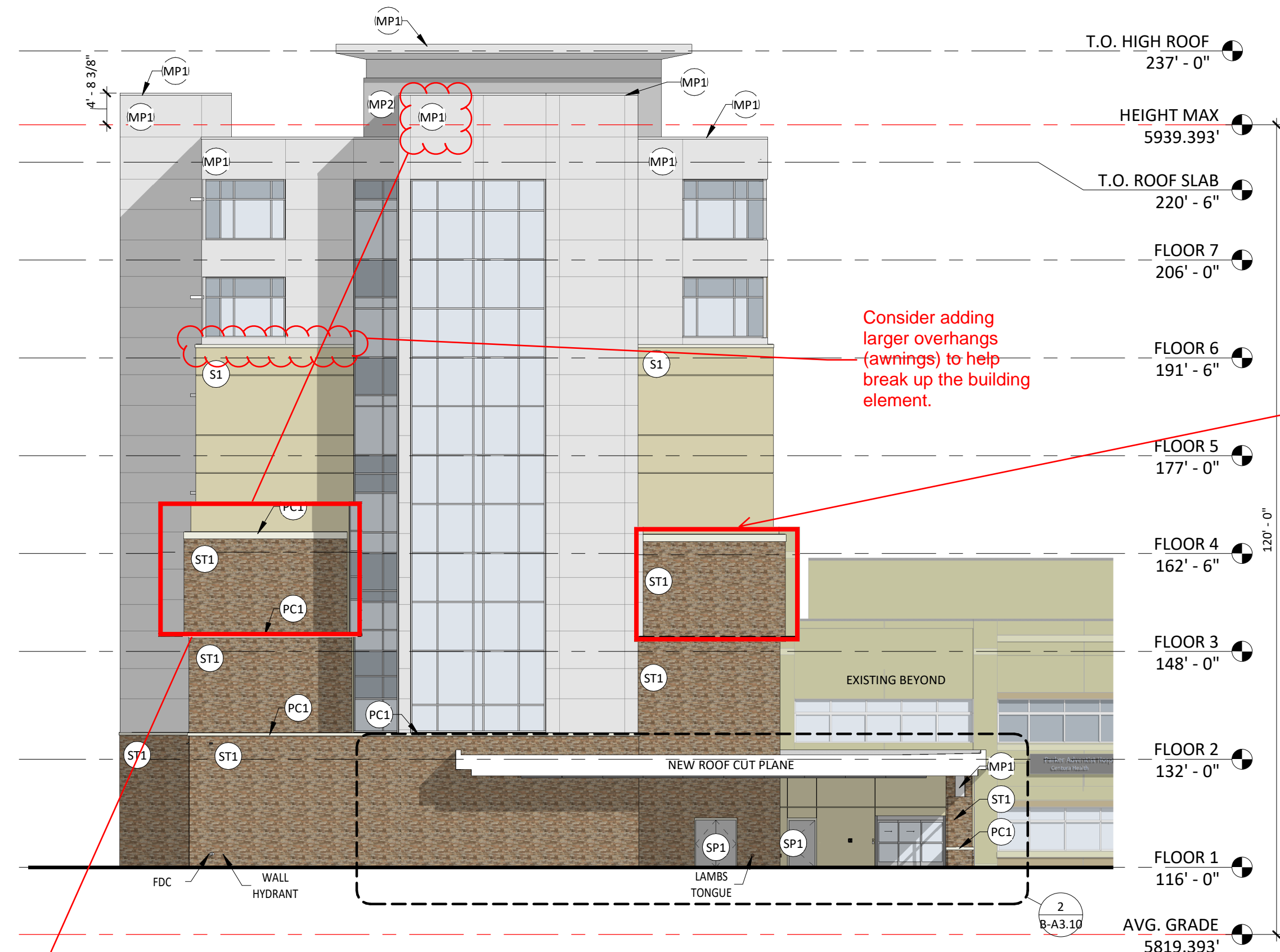
# CROWN POINT FILING 1 AMENDMENT 30

## LOT 1, TRACT A & B

LOCATED IN THE NW 1/4, SECTION 10, TOWNSHIP 6 SOUTH, RANGE 66 WEST,  
TOWN OF PARKER, DOUGLAS COUNTY, COLORADO.

### SITE PLAN

NOTE: PER CROWN POINTE DEVELOPMENT GUIDE AND TOWN OF PARKER DEVELOPMENT DESIGN STANDARDS THE HEIGHT MAXIMUM OF 120'-0" SHALL BE MEASURED FROM THE AVERAGE GRADE PLANE OF THE OVERALL SITE AND NOT APPLY TO STAIR/ELEVATOR CORES OR MECHANICAL SCREENING.



### EAST ELEVATION CANOPY

### EXTERIOR ELEVATION MATERIAL LEGEND

- S1 3/4" NOMINAL STUCCO (S1), COLOR TO MATCH EXISTING
- S2 3/4" NOMINAL STUCCO (S2) OVER EPS FOAM INSULATION TRIM, COLOR TO MATCH EXISTING
- S3 3/4" NOMINAL STUCCO (S3) OVER EPS FOAM INSULATION TRIM, COLOR TO MATCH EXISTING
- ST1 MANUFACTURED STONE VENEER, CHERRY CREEK LEDGE (MATCH EXISTING)
- PC1 PRECAST CONCRETE CAP, MIDWEST CAST STONE, COLOR: 1A
- MP1 COMPOSITE METAL PANEL, ALUCOBOND PLUS, COLOR: CHAMPAGNE METALLIC
- MP2 METAL PANEL ROOF SCREEN, PERFORATED
- MP3 DECORATIVE ART SCREEN WALL, PERFORATED
- SP STEEL PAINTED, COLOR TO MATCH EXISTING (LIGHT GRAY)
- BR BRASS METAL, COLOR TO MATCH EXISTING (LIGHT GRAY)
- VISION GLAZING, COLOR TO MATCH EXISTING
- SPANDREL GLAZING, COLOR TO MATCH EXISTING
- MULLION COLOR TO MATCH EXISTING (ANODIZED ALUMINUM)

### EAST ELEVATION

1/16" = 1'-0"

Pull the stone up on some of these columns. Staff understands that some of the stone will be hidden behind the existing building, but the visual of the building from the north needs additional articulation and variation.

Can awnings or overhangs be added to help break up the building?

Is there any way to push an element up to create a variation of roof line on this facade. This is a long facade and the only elevation that does not include a variation.

To add to the break up of the building, consider changing/varying the color of the two metal elements to be darker. In addition, changing this large metal element to the darker color could help to break up the northern facade.

To help break up this facade you could also consider adding the banding that is on this building, but at locations to match the existing buildings on site.



Please recalculate as the height actually comes out to be 120.5 feet. Which exceeds the maximum height allowance

### NORTH ELEVATION

1/16" = 1'-0"



BOULDER ASSOCIATES  
1426 PEARL STREET, SUITE 300  
BOULDER, COLORADO 80302  
303.499.7795



### ADVENTHEALTH PARKER FACILITY EXPANSION

CROWN POINT, 30TH AMDMT LOT 1, TRACT A & B PARKER, CO 80138

DESCRIPTION	DATE
1ST SUBMITTAL	06/03/2024
2ND SUBMITTAL	08/16/2024

DATE  
06/03/2024

PARKER PROJECT NUMBER  
SP24-062

SHEET TITLE  
**EXTERIOR ELEVATIONS**

DRAWING NUMBER

**18 of 24**

# CROWN POINT FILING 1 AMENDMENT 30



## LOT 1, TRACT A & B

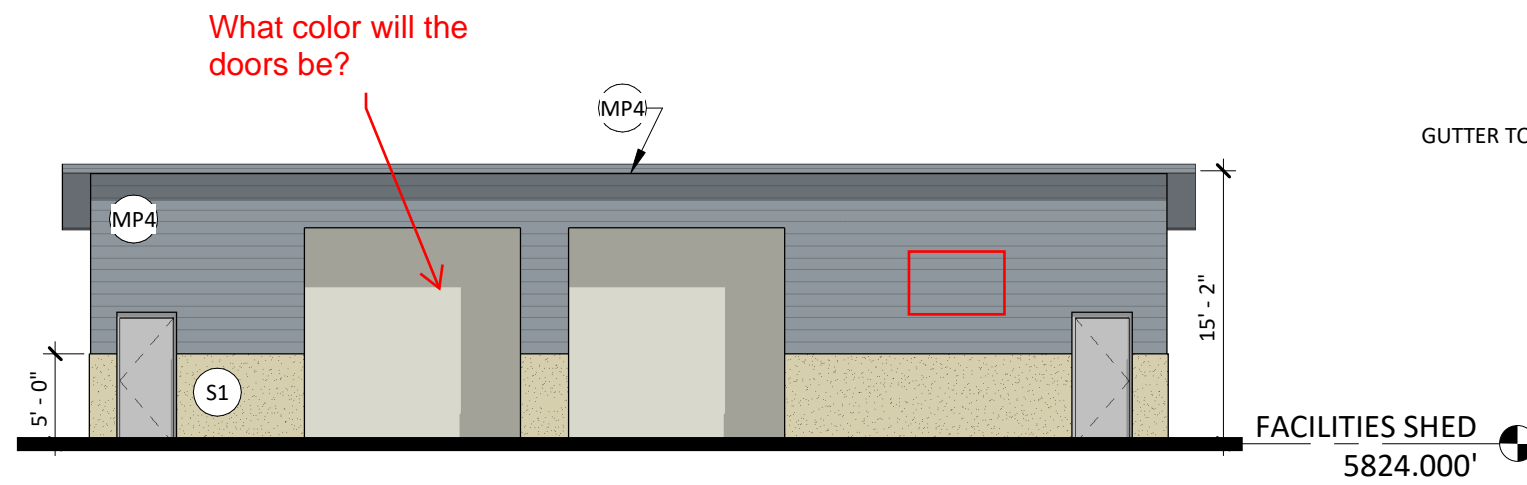
LOCATED IN THE NW 1/4, SECTION 10, TOWNSHIP 6 SOUTH, RANGE 66 WEST,  
TOWN OF PARKER, DOUGLAS COUNTY, COLORADO.

### SITE PLAN

Building will need to be broken down to meet the intent of the code. Some ideas are:  
1. adding faux windows through the use of color change  
2. Changing the color of the roof

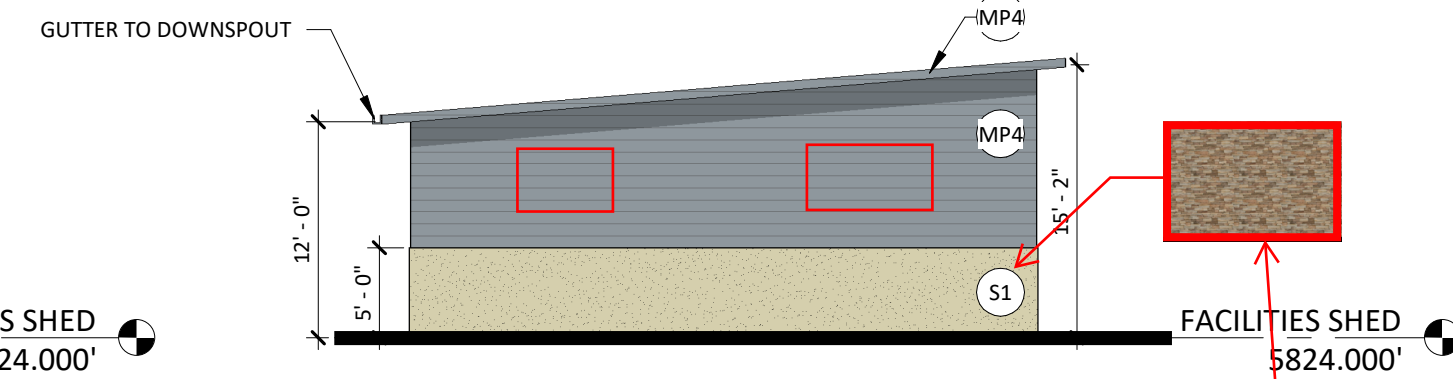
### EXTERIOR ELEVATION MATERIAL LEGEND - FACILITY SHED

-  3/4" NOMINAL STUCCO (S1), COLOR TO MATCH EXISTING
-  METAL PANEL, BERRIDGE 22 GA. H5-8, COLOR: ZINC GREY



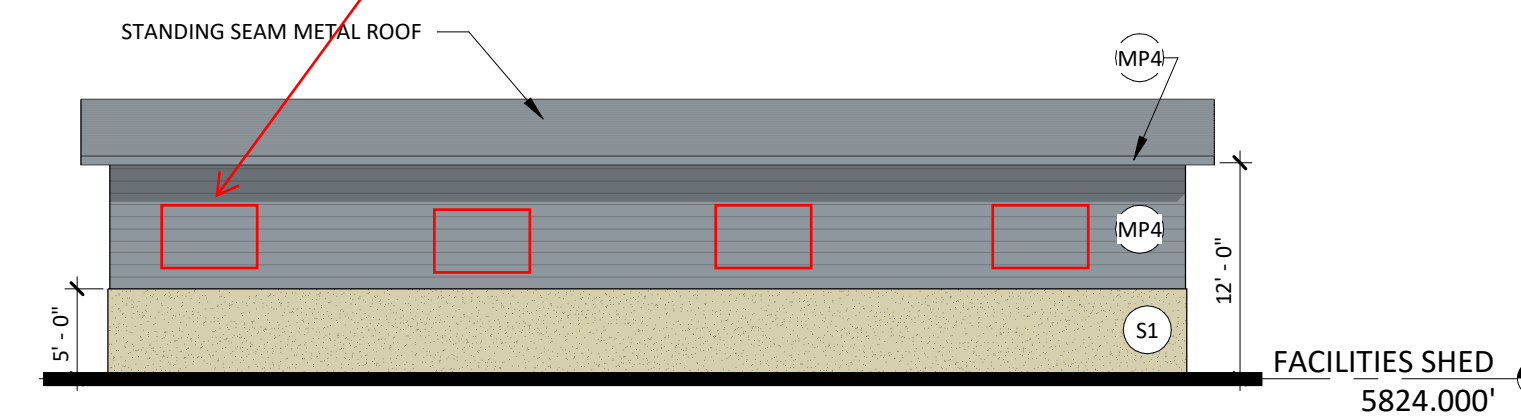
FACILITIES SHED - NORTH ELEVATION

3/32" = 1'-0"



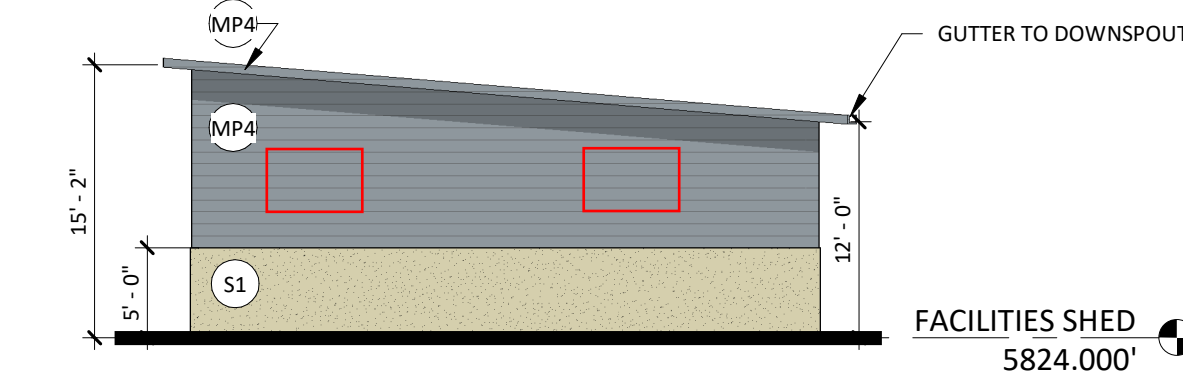
FACILITIES SHED - EAST ELEVATION

3/32" = 1'-0"



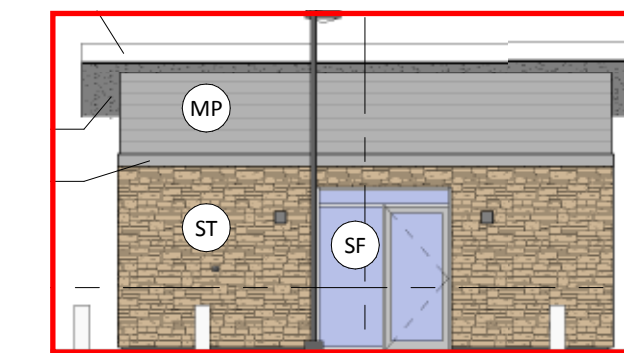
FACILITIES SHED - SOUTH ELEVATION

3/32" = 1'-0"



FACILITIES SHED - WEST ELEVATION

3/32" = 1'-0"



This is the approved elevation of the garage structure on site.

Please add an image of the metal screening proposed to be used to screen the storage yard.



BOULDER ASSOCIATES

1426 PEARL STREET, SUITE 300  
BOULDER, COLORADO 80302  
303.499.7795



SMITHGROUP

ADVENTHEALTH  
PARKER FACILITY  
EXPANSION

CROWN POINT, 30TH AMDMT  
LOT 1, TRACT A & B  
PARKER, CO 80138

SUBMITTALS

DESCRIPTION	DATE
1ST SUBMITTAL	06/03/2024
2ND SUBMITTAL	08/16/2024

DATE

06/03/2024

PARKER PROJECT NUMBER

SP24-062

SHEET TITLE

EXTERIOR  
ELEVATIONS

DRAWING NUMBER

19 of 24

# CROWN POINT FILING 1 AMENDMENT 30

## LOT 1, TRACT A & B

LOCATED IN THE NW 1/4, SECTION 10, TOWNSHIP 6 SOUTH, RANGE 66 WEST,  
TOWN OF PARKER, DOUGLAS COUNTY, COLORADO.

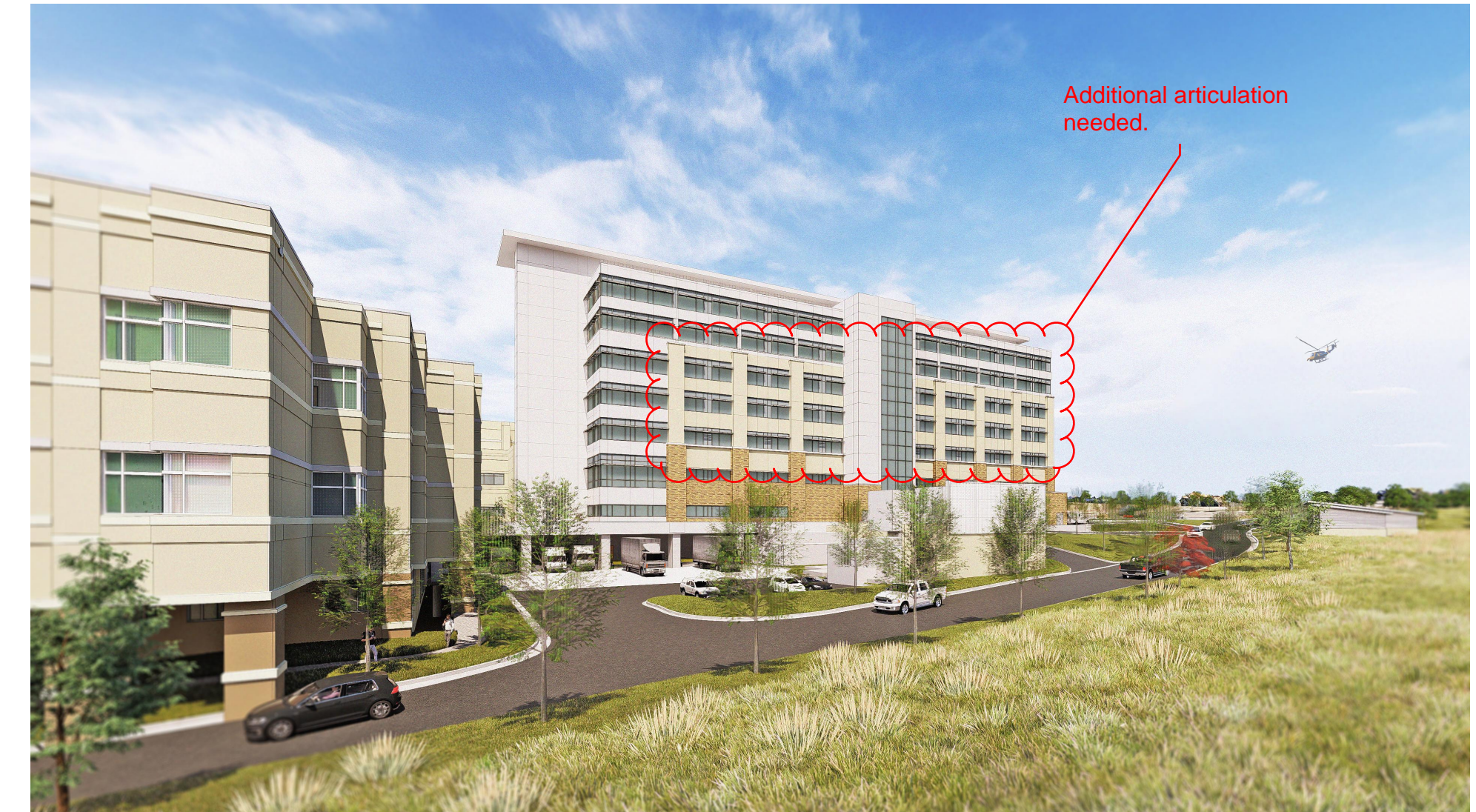
### SITE PLAN



VIEW FROM EAST



VIEW FROM SOUTHEAST



VIEW FROM SOUTH



VIEW FROM NORTHWEST



VIEW FROM NORTH



VIEW FROM NORTHEAST



VIEW FROM WEST



BOULDER ASSOCIATES

1426 PEARL STREET, SUITE 300  
BOULDER, COLORADO 80302  
303.499.7795



SMITHGROUP

ADVENTHEALTH  
PARKER FACILITY  
EXPANSION

CROWN POINT, 30TH AMDMT  
LOT 1, TRACT A & B  
PARKER, CO 80138

SUBMITTALS

DESCRIPTION	DATE
1ST SUBMITTAL	06/03/2024
2ND SUBMITTAL	08/16/2024

1ST SUBMITTAL 06/03/2024

2ND SUBMITTAL 08/16/2024

DATE

06/03/2024

PARKER PROJECT NUMBER

SP24-062

SHEET TITLE

**EXTERIOR  
PERSPECTIVES**

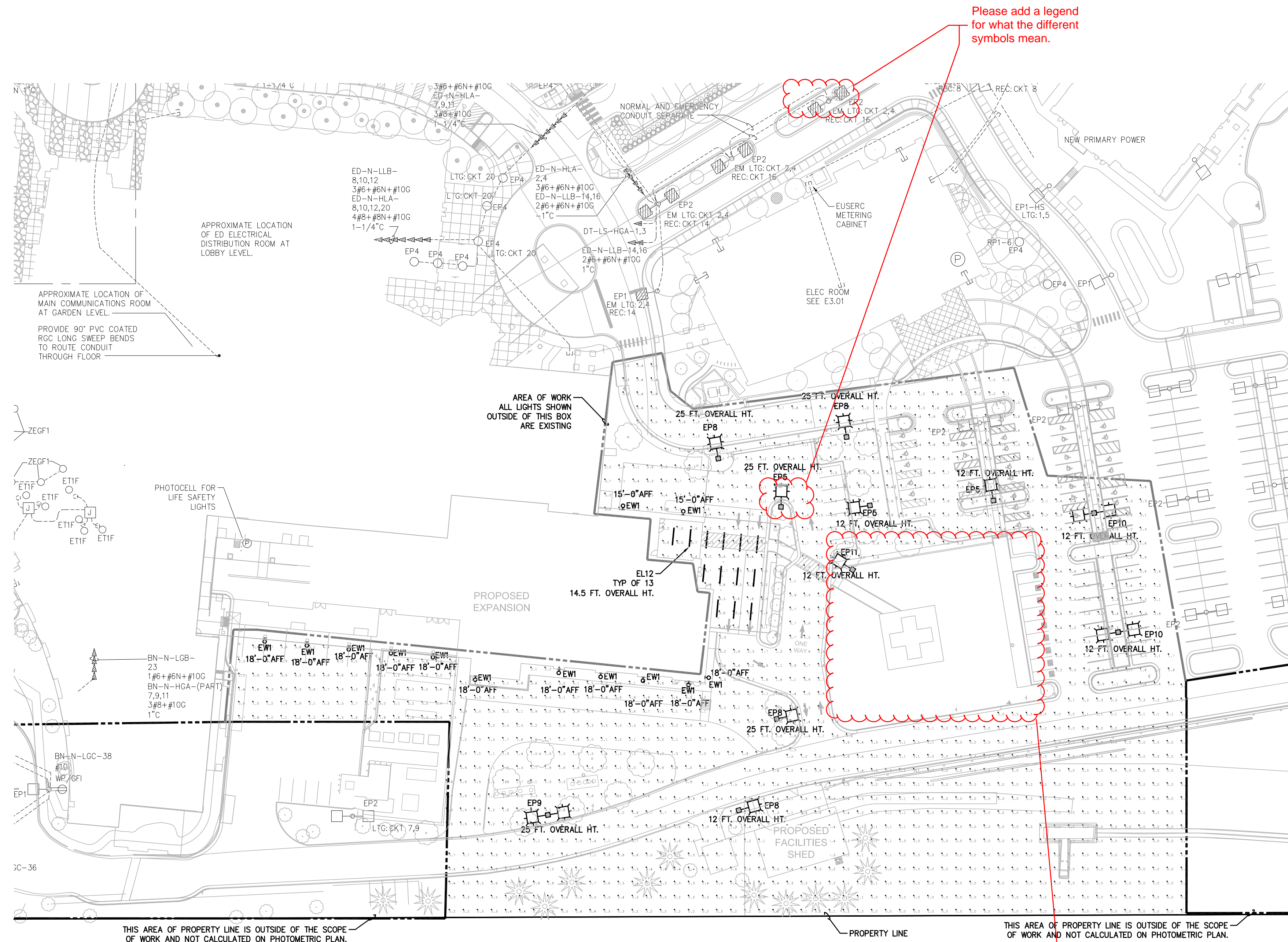
DRAWING NUMBER

**20 of 24**

# CROWN POINT FILING 1 30TH AMENDMENT 30 LOT 1, TRACT A & B

LOCATED IN THE NW 1/4, SECTION 10, TOWNSHIP 6 SOUTH, RANGE 66 WEST,  
TOWN OF PARKER, DOUGLAS COUNTY, COLORADO.

## SITE PLAN



**PHOTOMETRIC SITE PLAN**  
SCALE: 1" = 30'-0"

### KEY NOTES:

1. DUE TO THE RESTRICTIONS ON POLE LIGHTING NEAR THE HELIPAD THE MAX/MIN AND AVG/MIN DON'T MEET DO NOT MEET THE REQUIRED UNIFORMITY RATIOS.

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Ambulance Drive	ILLUMINANCE	Fc	1.71	5.0	0.5	3.42	10.00
Canopy	ILLUMINANCE	Fc	6.61	10.7	1.5	4.41	7.13
Dock area	ILLUMINANCE	Fc	3.56	6.4	0.7	5.09	9.14
Fire Lane	ILLUMINANCE	Fc	2.44	6.5	0.8	3.05	8.13
Parking lot East <>	ILLUMINANCE	Fc	2.36	7.3	0.2	11.80	36.50
ROADWAY PROPERTY LINE	ILLUMINANCE	Fc	0.28	2.4	0.0	N/A	N/A
ROADWAY NORTH	ILLUMINANCE	Fc	1.08	2.2	0.3	3.60	7.33
TEMP IMAGING PARKING	ILLUMINANCE	Fc	3.98	6.0	1.9	2.09	3.16

Average to Min should be 3:1  
Maximum to Minimum should be 10:1



BOULDER ASSOCIATES

1426 PEARL STREET, SUITE 300  
BOULDER, COLORADO 80302  
303.499.7795



### ADVENTHEALTH PARKER FACILITY EXPANSION

CROWN POINT, 30TH AMDMT  
LOT 1, TRACT A & B  
PARKER, CO 80138

DESCRIPTION	DATE
1ST SUBMITTAL	06/03/2024
2ND SUBMITTAL	08/15/2024



896 Taylor Street, Lakewood, CO 80401  
(953) 232-0290 www.catorrumba.com

DATE  
06/03/2024

PARKER PROJECT NUMBER  
SP24-XXX

SHEET TITLE  
**PHOTOMETRIC  
SITE PLAN**

DRAWING NUMBER  
**24 of 24**



# Project Reviews Town of Parker

**Project Number: SP24-062**

Description: **Crown Point F1 AMD30 L1 - Hospital Addition**

Applied: **6/3/2024**

Approved:

Site Address: **9395 CROWN CREST BLVD**

Closed:

Expired:

City, State Zip Code: **PARKER, CO 80138**

Status: **UNDER REVIEW 2**

Applicant: **Boulder Associates**

Parent Project: **SP19-129**

Owner: **PORTERCARE ADVENTIST HEALTH SYSTEM**

Contractor: **<NONE>**

Details:

The applicant, Boulder Associates, is proposing an approximately 135,500 sq. ft. 7-story addition to the existing Parker AdventHealth hospital. The site is located on the east side of Parker Road south of Crown Crest Boulevard.

Applicant has increased the height of the building two additional stories to a total of 7 stories.

## LIST OF REVIEWS

SENT DATE	RETURNED DATE	DUE DATE	TYPE	CONTACT	STATUS	REMARKS
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Review Group: ALL

6/4/2024	6/11/2024	6/7/2024	COMPLETENESS REVIEW	Stacey Nerger	REVISIONS REQUIRED	
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Notes:

Megan,

I am back from vacation and have looked at the application. The fees have all been added. Below is the information for moving this project forward:

1. Application Fees: \$3,405.00 (An additional \$85.13 will apply if paid by credit card)
2. Public Notice: All site plan applications require public notice signs to be posted on the property prior to the second referral. I will send out an additional email to FastSigns and copy you to get these signs started. Installing these signs will not hold up the initial review, but will need to be completed prior to the second referral.

Please let me know if you have any questions.

Thank you,  
Stacey

Review Group: AUTO

6/3/2024			ENGINEERING ADMINISTRATIVE	Tom Williams		
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Notes:

6/3/2024	6/11/2024	6/17/2024	LAND USE COMPLETENESS REVIEW	Alex Mestdagh	COMPLETED	
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Notes:



**PARKER**  
COLORADO

# Project Reviews Town of Parker



Review Group: PROJECT

6/14/2024		7/11/2024	CENTENNIAL AIRPORT 20	Zachary Gabehart		
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Notes:

Review Group: SP 1ST 20

6/12/2024	6/24/2024	7/11/2024	BUILDING 20	Randy Capra	ADVISORY COMMENTS	See Notes
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Notes:

**Buildings**

Building and/or Fire Life Safety permit application will not be accepted/reviewed until the associated site plan is approved or otherwise discussed. All plans submitted for Building’s review must meet the most current adopted codes per Ordinance at time of submittal. This includes, but not limited to, the International Code Family, Accessibility codes such as ICC A117.1 for accessibility, the National Electric Code, and any NFPA standards referenced by the applicable codes. Please contact us prior to submittal of the construction documents. NFRC certificates, interior/exterior lighting along with the mechanical and envelope compliance path must be included with the original submittal. All Fire Permit applications and inspections will be handled through the Parker Building Division. All land use applications and the associated Grading Permit must be approved/issued per Planning and Public Works prior to the Building Permit being approved/issued.

The applicant shall demonstrate compliance with the Colorado Model Electric and Solar Ready Code, HB22-1362, as applicable to this site plan review and the construction documents (plans) when submitting the building permit. If the Building Permit application is received before December 31, 2024, no modifications to the site plan or building documents will be required. Please call to discuss if needed.

All accessible parking must be shown in the building permit documents. The approved site plan sheet (s) showing the property lines, building, accessible routes, accessible parking spaces and entrances to the building will be required.

All Fire Permit applications and inspections will be handled through the Parker Building Division. All land use applications and the associated Grading Permit must be approved/issued per Planning and Public Works prior to the Building Permit being approved/issued.

Retaining walls greater than 4’ from base of footing or bottom course requires separate building permits and plans must be stamped by a qualified professional. Tiered/staggered/stepped back retaining walls all require permits no matter the height of individual wall.

6/12/2024		7/11/2024	CENTURYLINK COMMUNICATIONS 20	CenturyLink		
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Notes:

6/12/2024	6/18/2024	7/11/2024	CHERRY CREEK BASIN WATER QUALITY AUTHORITY 20	Val Endyk	ADVISORY COMMENTS	See Notes
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Notes:

The Cherry Creek Basin Water Quality Authority (Authority) acknowledges notification from the Town of Parker that the proposed development plans for SP24-062, Crown Point A1 AMD30 L1 - Hospital Addition have been or will be reviewed by the Town of Parker for compliance with the applicable Regulation 72 construction and post-construction requirements. Based on the Authority’s current policy, the Authority will no longer routinely conduct a technical review and instead the Authority will defer to the Town of Parker’s review and ultimate determination that the proposed development plans comply with Regulation 72.

If a technical review of the proposed development plan is needed, please contact [LandUseReferral@ccbwwa.org](mailto:LandUseReferral@ccbwwa.org). The review may include consultation with the Authority’s Technical Manager to address specific questions or to conduct a more detailed Land Use Review, if warranted.

6/12/2024		7/11/2024	COMCAST 20	Butch Buster		
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Notes:



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# Project Reviews Town of Parker



6/12/2024	7/12/2024	7/11/2024	CONST PLANS - ENVIRONMENTAL	Robert Seacat	REVISIONS REQUIRED	See Engineering Memo and Comments
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Notes:

SP24-062 – Crown Point Advent Health Expansion - 1st Environmental Review, 7-11-24

Please note that a CBMP Cost Estimate will be required and reviewed with the Grading Permit after all CBMP comments have been addressed and the final site plan is near approval.

GENERAL COMMENTS (Initial, Interim and Final Plan Sheets)

1. Please add a general note stating – “TO REDUCE THE POTENTIAL FOR CLOGGING OF DEBRIS GRATES, NO STRAW MULCH SHALL BE USED WITHIN THE EXCESS URBAN RUNOFF VOLUME OF A DETENTION BASIN. INSTEAD, EROSION CONTROL BLANKET SHALL BE INSTALLED FOR A WIDTH OF AT LEAST 6- FEET ON BOTH SIDES OF THE CONCRETE LOW FLOW CHANNELS OR UP TO A DEPTH OF 1-FOOT IN SOIL RIPRAP OR BENCHED LOW FLOW CHANNELS. ADDITIONALLY, HYDRAULICALLY APPLIED WOOD FIBER MULCH, STABILIZED FIBER MATRIX, BONDED FIBER MATRIX, OR FLEXIBLE GROWTH MEDIUM SHALL BE USED IN ALL OTHER AREAS WITHIN THE EXCESS URBAN RUNOFF VOLUME OF THE DETENTION BASIN. THE BLANKET AND HYDRAULICALLY APPLIED MULCH SHALL COMPLY WITH THE MATERIALS AND INSTALLATION REQUIREMENTS FOR EROSION CONTROL BLANKETS AS REQUIRED BY THE TOWN’S CBMP PROGRAM, AND WHERE APPLICABLE, THE PRODUCT MANUFACTURER.”
2. Please consider connecting the Stabilized Staging Area (SSA) to the Vehicle Tracking Control (VTC) as shown in the Town’s standard detail. This configuration helps limit the amount of necessary traffic across disturbed areas, further limiting tracking from the site.
3. Please remove the duplicate set of the Town of Parker’s CBMP Legend, General Notes & CBMP Details.
4. Please provide and identify Detention Pond Protection (DP) as a precautionary measure for the two detention ponds.

INITIAL CBMP PLANS

5. Please show jersey barriers or construction fence along the sides of the VTC to ensure use of the entire 50-foot pad.

INTERIM/FINAL CBMP PLANS

6. Provide and identify Erosion Control Blanket (ECB) for all slopes 4:1 or steeper. Specifically, the south side of the proposed expansion.

6/12/2024	7/12/2024	7/11/2024	CONSTRUCTION PLANS - CIVIL	Charles Kudlauskas	REVISIONS REQUIRED	See uploaded Memo and Redlines.
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Notes:

6/12/2024	7/12/2024	7/11/2024	DRAINAGE REPORT - CIVIL	Charles Kudlauskas	REVISIONS REQUIRED	See uploaded Memo and Redlines.
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Notes:

6/12/2024	7/1/2024	7/11/2024	ECONOMIC DEVELOPMENT 20	Weldy Feazell	NO COMMENT	
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Notes:

6/12/2024	6/24/2024	7/11/2024	FIRE LIFE SAFETY 20	Randy Capra	REVISIONS REQUIRED	See notes
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Notes:

See response letter, uploaded to this application, and address all comments. A response to the letter is required. For this reason, a word document, along with the pdf, has been provided.



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# Project Reviews Town of Parker



6/12/2024	6/19/2024	7/11/2024	IREA 20	Brooks Kaufman	UNDER REVIEW	Meeting with Applicant Required
Notes: CORE has existing underground electric facilities in conflict with the proposed expansion. CORE will require a meeting with the applicant to address relocation of CORE facilities and electric service upgrades that could affect the site plan approvals.						
6/12/2024		7/11/2024	POLICE 20	Greg Epp		
Notes:						
6/12/2024	6/27/2024	7/11/2024	PUBLIC SERVICE COMPANY OF COLORADO 20	Donna George	REVISIONS REQUIRED	please see attached
Notes: please see attached and provide a comment response/s						
6/12/2024	7/12/2024	7/11/2024	SITE PLAN - CIVIL	Charles Kudlauskas	REVISIONS REQUIRED	See uploaded Memo and Redlines.
Notes:						
6/12/2024	7/15/2024	7/11/2024	SITE PLAN 20	Stacey Nerger	REVISIONS REQUIRED	
Notes: Please see Planning Comments 1st Referral within the attachments.						
6/12/2024		7/11/2024	SOUTH METRO FIRE 20	South Metro Fire		
Notes:						
6/12/2024	7/12/2024	7/11/2024	TRAFFIC IMPACT STUDY - CIVIL	Charles Kudlauskas	ADVISORY COMMENTS	See uploaded Memo and Redlines.
Notes:						
Review Group: SP 1ST 20 ADD						
6/12/2024		7/11/2024	COTTONWOOD WATER AND SANITATION DISTRICT 20	Scott Barnett		
Notes:						
6/12/2024	6/14/2024	7/11/2024	CENTENNIAL AIRPORT 20	Zachary Gabehart	ADVISORY COMMENTS	
Notes: See attached comments.						
6/12/2024		7/11/2024	CROWN POINT ACC 20	Steve Scannell		
Notes:						



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# Project Reviews Town of Parker



Review Group: SP 2ND 15

8/23/2024	9/16/2024	9/16/2024	BUILDING 15	Randy Sale	COMPLETED	See general notes
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Notes:

Building Division pre-application meetings are available before applying for the building permit to discuss access requirements during construction, construction type, occupancy, allowable areas, MEP's, energy, structural, fire, etc...if needed. Please visit our website for all plan submittal requirements: Plan Review | Town of Parker - Official Website ([parkeronline.org](http://parkeronline.org)), and our most current code adoptions. Please know the Town's Charge Back Agreement may be required for this project, specific to the building permit application. The form will be emailed to the applicant prior to the Building Pre-App meeting or upon receiving the permit application submittal. Once all required documents have been accepted and the charge back agreement form has been returned signed to the Building Division, then the full plan review process will begin.

General Comments to be aware of:  
 Building and/or Fire Life Safety permit application will not be accepted/reviewed until the associated site plan is approved or otherwise discussed. All plans submitted for Building's review must meet the most current adopted codes per Ordinances at time of submittal. This includes but is not limited to the International Code Family, Accessibility Code, the National Electrical and any referenced codes such as the NFPA editions. Please contact us prior to submittal of the construction documents. NFRC certificates, interior/exterior lighting along with the mechanical and envelope compliance path must be included with the original submittal.  
 The applicant shall demonstrate compliance with the Colorado Model Electric and Solar Ready Code, HB22-1362, as applicable to this site plan review and the construction documents (plans) when submitting the building permit. If the Building Permit application is received before December 31, 2024, no modifications to the site plan or building documents will be required. Please call to discuss if needed.

All accessible parking must be shown in the building permit documents. The approved site plan sheet (s) showing the property lines, building, accessible routes, accessible parking spaces and entrances to the building will be required.  
 All required Fire Permits will be reviewed and need inspections through the Parker Building Division, which will be noted in the main building permit review. All land use applications and the associated Grading Permit must be approved/issued per Planning and Public Works prior to the Building Permit being approved/issued.  
 Retaining walls greater than 4' from base of footing or bottom course requires separate building permits and plans must be stamped by a qualified professional. Tiered, staggered, stepped back retaining walls all require permits no matter the height of individual wall.

8/23/2024		9/16/2024	CENTURYLINK COMMUNICATIONS 15	CenturyLink		
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Notes:

8/23/2024	8/27/2024	9/16/2024	CHERRY CREEK BASIN WATER QUALITY AUTHORITY 15	Val Endyk	ADVISORY COMMENTS	See Notes
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Notes:

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8/23/2024		9/16/2024	COMCAST 15	Butch Buster		
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Notes:



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# Project Reviews Town of Parker



8/23/2024	9/16/2024	9/16/2024	CONST PLANS - ENVIRONMENTAL 15	Robert Seacat	APPROVED	
Notes: Revisions Completed.						
8/23/2024	9/16/2024	9/16/2024	CONSTRUCTION PLANS - CIVIL 15	Charles Kudlauskas	ADVISORY COMMENTS	
Notes: The construction plans show structural retaining walls that exceed 4 feet that will require a building permit prior to construction. Also, from previous discussion the Storm Drainage Easements associated with the Site Plan Application will be dedicated with a submittal of a Plat document/application for the overall site. Please provide the submittal of the overall plat with drainage easements shown that align with the proposed storm sewer.						
8/23/2024	9/16/2024	9/16/2024	DRAINAGE REPORT - CIVIL 15	Charles Kudlauskas	REVISIONS REQUIRED	
Notes: Please include the Initial Sheet for inlet capacity/spread calcs showing assigned flows for the minor and major storm events and bypass flows.						
8/23/2024	9/5/2024	9/16/2024	ECONOMIC DEVELOPMENT 15	Weldy Feazell	NO COMMENT	
Notes:						
8/23/2024	8/26/2024	9/16/2024	FIRE LIFE SAFETY 15	Randy Capra	APPROVED	
Notes:						
8/23/2024	9/13/2024	9/16/2024	IREA 15	Brooks Kaufman	APPROVED	
Notes: Relocation of existing CORE facilities will be required prior to construction. CORE design lead time is 8 to 10 weeks and construction lead times are 8 to 10 weeks after design completion.						
8/23/2024	9/16/2024	9/16/2024	PUBLIC SERVICE COMPANY OF COLORADO 15	Donna George	ADVISORY COMMENTS	please see attached
Notes: please see attached						
8/23/2024	9/16/2024	9/16/2024	SITE PLAN - CIVIL 15	Charles Kudlauskas	COMPLETED	No further comments
Notes:						
8/23/2024		9/16/2024	SITE PLAN 15	Stacey Nerger		
Notes:						
8/23/2024		9/16/2024	SOUTH METRO FIRE 15	South Metro Fire		
Notes:						



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# Project Reviews Town of Parker

8/23/2024	9/16/2024	9/16/2024	TRAFFIC IMPACT STUDY - CIVIL 15	Charles Kudlauskas	COMPLETED	No further comments
Notes:						
Review Group: SP 2ND 15 ADD						
8/23/2024		9/16/2024	COTTONWOOD WATER AND SANITATION DISTRICT 15	Scott Barnett		
Notes:						
8/23/2024		9/16/2024	CENTENNIAL AIRPORT 15	Zachary Gabehart		
Notes:						
8/23/2024		9/16/2024	CROWN POINT ACC 15	Steve Scannell		
Notes:						
Review Group: SUBMITTAL CHECKLIST						
6/11/2024	6/12/2024	6/26/2024	COMPLETENESS REVIEW	Stacey Nerger	COMPLETED	
Notes:						